

2022 Annual Report



AHPNJ Mission Statement:

To promote and enhance professionalism and knowledge in the field by supporting affordable housing through dialogue, ethical standards, education, advocacy and policy guidance.

Message from the President

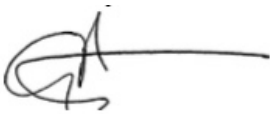
To the AHPNJ Membership:

We are almost there. We are starting to put the Covid-19 health emergency in the rearview mirror. We were hoping to host an in-person annual meeting this year but after some discussion thought it would be best for our members to once again attend a virtual meeting. We are again disappointed this year that we will not be gathering to celebrate a successful AHPNJ year and to renew our acquaintances with our members.

Since we gathered at the annual meeting this time last year, AHPNJ has been busy presenting webinars to the members which we hope you have found helpful and informative. These webinars have been well attended and were a means for AHPNJ to keep its membership informed of issues relevant to the delivery of affordable housing opportunities and services in New Jersey. We plan to continue offering these webinars during 2023 and, in fact, our brief 2022 annual meeting will be followed by a program we hope you will find informative.

Thank you for attending this year's annual meeting. We look forward to getting reacquainted with all of you in 2023.

Sincerely,

A handwritten signature in black ink, appearing to be 'EWS', with a long horizontal line extending to the right.

Edwin W. Schmierer, President

AGENDA

16th Annual Membership Meeting and Continuing Education Webinar Monday, November 14, 2022

- I. Welcome and Board Election Results.....Ed Schmierer, President
- II. Rutgers University/AHPNJ Affordable Housing Professional Certificate-
Recognition of Graduating Class.....Marc Leckington, Education Committee
 - Presentation of Graduates.....Lakea Nicholson Senior Program
Coordinator, Rutgers University
- III. Continuing Education Event: "Thriving in Affordable Housing in Stressful
Times"Jane Luciano, Management and
Organization Consultant,
Lighthouse Consulting
- IV. Announcements and Adjournment.....Ed Schmierer



Membership Committee

We continue to have a robust membership of over 189 individuals, which includes a diverse collection of professionals working in the nonprofit, for profit and public sectors including architects, planners, municipal housing liaisons, administrative agents and more.

We are extremely fortunate to have generous sponsors who support us as we fulfill our mission during this pandemic period. In 2022, our sponsor rolls included fourteen (14) sponsors (one (1) Platinum Level, five (5) Gold Level, and eight (8) Silver Level). We want to thank all of our sponsors for their support! A list of these sponsors can be found here in the Annual Report.

The AHPNJ Membership Committee strives to retain our current members, as well as attract new members and sponsors. We welcome suggestions on how we can improve what we do and make our membership organization more responsive to your needs.

Marilyn Ticktin
Chair, Membership Committee

Finance Committee

AHPNJ continues to strive to maintain a sustainable budget that reflects the organization's mission. This includes expanding our role in the affordable housing industry and seizing new opportunities to support our members, while keeping member and event fees low enough to attract participation in the organization. I'm happy to report that both membership and sponsorship revenues remained on budget during 2022. Thanks to a number of highly successful virtual webinars that received very positive feedback, program fees have exceeded budgeted expectations. We are confident that the program committee will continue to present exciting new programs in 2023, including the possibility of bringing back one or more in person meetings, especially for our traditional all day workshop. The AHPNJ Board and the Finance Committee looks forward in 2023 to continuing its years' long trend of maintaining a sustainable ratio of income to expenses once again in the year ahead.

Thank you to all the affordable housing professionals and our participating sponsor organizations for continuing to support AHPNJ! Without you, AHPNJ could not afford to properly serve its members.

Wishing everyone a happy, safe, and healthy New Year.

Randy Gottesman
AHPNJ Treasurer



Program Committee

AHPNJ held three virtual programs in 2022. In April, we held our first virtual program entitled “Fair Affordable Housing.” We held our second virtual event in May entitled, “Recording, Posting & Discharging Affordability Controls.” Our third virtual event was held in June entitled, “Update on NJ Affordable Housing.” We are offering a fourth program in conjunction with the annual meeting. “Thriving in Affordable Housing in Stressful Times,” will be held virtually following the annual meeting. The program Committee is currently working on several programs for 2023.

AHPNJ is continuing to grow the Program Committee and looks forward to offering our membership programs and events that provide opportunities to network, learn relevant information from experts, and receive timely updates about the field of affordable housing.

At this time there is no plan for our holiday celebration.

Gail Pfister
Chair, Program Committee



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Affordable Housing Professionals of New Jersey

**www.ahpnj.org
info@ahpnj.org
(609) 310-6070**

