



HOUSING AUTHORITY  
OF BERGEN COUNTY

**[HABCNJ.ORG](http://HABCNJ.ORG)**

ANNUAL REPORT 2018



PROPOSED 3 STORY  
BUILDING #2  
24 UNITS<sup>21.00</sup>

**HABCNJ.ORG**

37,640 S.F.  
PROPOSED 1 STORY  
BUILDING ADDITION  
(BY OTHERS)

PROP. REVISED DRAINAGE SYSTEM  
LOCATION FOR 600 ROUTE 17 NORTH,  
RAMSEY LOT BLOCK 1002, LOT 4.01  
(SYSTEM RESIZING AND DESIGN IS  
REQUIRED; BY OTHERS)

ONE EXISTING  
& TWO STORY  
BUILDING

6,473 S.F.  
PROPOSED 2 STORY  
OFFICE ADDITION  
(SEE ARCH/LS)

15' WIDE EASEMENT TO  
ROCKLAND ELECTRIC  
(BK. 9004, PG.283)  
(EXCEPTION #12)

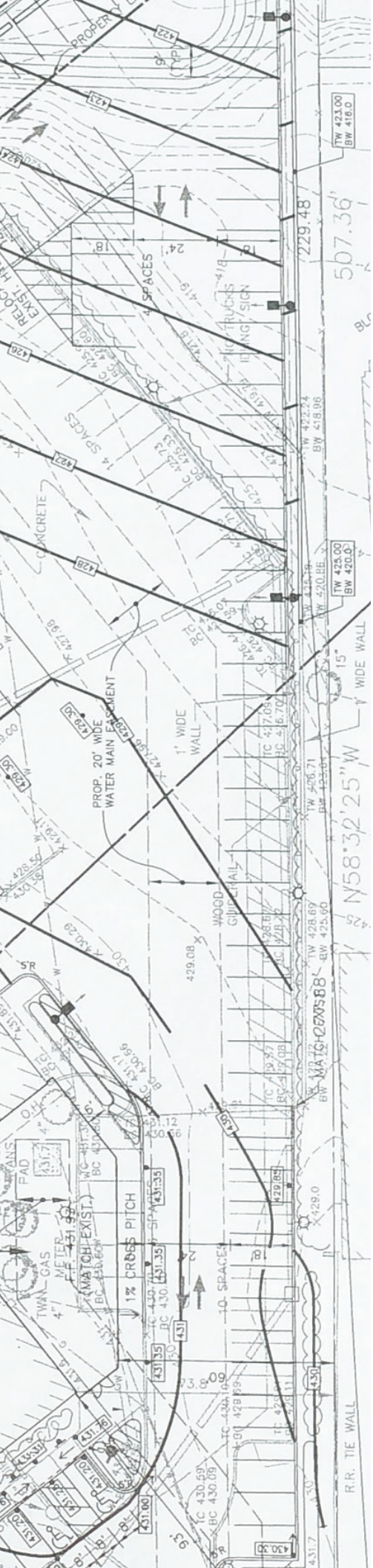
SAN. MH. #3758  
RIM 431.19  
INV. 422.59 (E)(DROP)  
INV. 417.24 (SW)

$R=10540.00'$   
 $L=485.75'$   
 $\Delta=02^{\circ}38'26''$   
 $CH.B.=S07^{\circ}40'39''E$   
 $CH.L.=485.71'$

$L=11460.00'$   
 $\Delta=01^{\circ}05'34''$   
 $CH.B.=S06^{\circ}54'13''E$   
 $CH.L.=218.54'$







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# 50+ YEARS AND



**LYNN BARTLETT**  
EXECUTIVE DIRECTOR

This is an exciting time to be part of the HABC. High on our list of accomplishments is how we have used our resources to spark new solutions to create and preserve affordable housing. We focused on innovations to advance our core mission. We came to the table prepared to problem-solve and not afraid to try new things to do so.

Our single greatest achievement of 2018 was providing increased accessibility through the expansion of our online and social media services. Applications to wait lists, new developments and housing units were all accessible online, as well as real time information on wait list openings and wait list status updates. We cleaned up our Section 8 Housing Choice Voucher waiting list with the intended goal of opening the wait list to new applicants. Other innovations such as our award winning approaches to ending Chronic and Veteran homelessness, the development of supportive housing for the disabled, and our landlord “Lunch and Learn” series generated opportunities for partnership and co-creation.



# COUNTING

We continue to maintain our high level of work and service despite the challenges.

This report highlights the powerful local impact of real people making a difference with and through HABC. Our caring staff have earned my admiration. They work each and every day to do the best they can to help. And, my heartfelt thanks to our Commissioners and HDC Trustees. Their

careful oversight of our policies and approval of procedures has made it possible for us to do more.

Now as we look ahead, HABC remains committed to working for all and to helping ensure housing choice for low and moderate income households, as well as creating vibrant, supportive communities for our tenants to thrive.



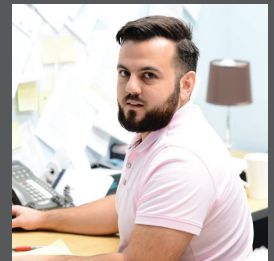
**ESTHER GATRIA**  
Administration



**FENESHA HOLMES**  
Assisted Housing



**VINCENT M. BUFIS**  
Field Operations



**SHAHIN RAHVAR**  
Assisted Housing



**KEVIN McCANN**  
Finance



**JULIA ORLANDO**  
Housing, Health and  
Human Services Center



**JOHN BIALE**  
Development



# COMMITTED TO CREATING AND PRESERVING AFFORDABLE HOUSING

HABC, once again, experienced a year marked by strong housing opportunities with projects totaling 320+ units under development or completed in Carlstadt, Closter, Franklin Lakes, Fort Lee, Hackensack, Saddle Brook and Upper Saddle River.

Of special significance was the opening in December of the 39 unit McCoy Place - Franklin Lakes Supportive Housing in partnership with the Alpert Group and the Borough of Franklin Lakes. HDC (the development arm of the HABC) played a major role in construction and financing of the project.



**“We are incredibly excited and proud to be part of a project that provides those in need a safe and affordable place to live with the necessary supportive services to help sustain their health and a high-quality of life.”**

*– Al Restaino*



Tenants, many who have been diagnosed with Asperger's or are challenged by the debilitating effects of MS are now living healthy and successful lives. They have the security and stability of a home they can call their own and the on-site supportive services that enhance their independence, engagement in community life and successful tenancy.

Along those same lines, HABC played a significant role in support of municipalities advancing safe, affordable housing by assisting with tenant/landlord issues and COAH compliance. We also worked collaboratively with North Jersey Legal Services on shared tenant issues to avoid eviction and to prevent homelessness by providing security deposits and assistance with arrearages.

Another noteworthy initiative was the launch of our Lunch and Learn series for landlords. The series covered: Understanding the Lease Up Process and The Ins and Outs of Housing Quality Standard Inspection. We hit maximum registration capacity in 24 hours!

Of course, voucher subsidies are key to our impact and HABC continued to provide for individuals and families seeking affordable housing opportunities. It has been our commitment of vouchers to the Continuum of Care that has proved to be a crucial strategy in achieving "Functional Zero" for both the chronically homeless and veterans and has kept us at the forefront of efforts nationally. In addition, we continued our work with community partners to establish processes and protocols that streamlined access to shelter and housing; ensuring that people with the longest histories of homelessness, greatest severity of service needs and special vulnerabilities received priority for any type of housing and homeless assistance available.

**"I think our partners are an amazing gift. Everyone you need to see is at the shelter. It's working all together and everyone having the same goal that has made us so successful."**

*– Julia Orlando*



# 2018 HIGHLIGHTS

## NEW VOUCHERS AWARDED BY HUD

Following a competitive grant process, HABC was awarded 35 new vouchers. Assistance targets non-elderly disabled homeless households and individuals with disabilities leaving institutions to return to the community. The addition of these vouchers create a permanent housing opportunity for clients prioritized by the Housing, Health and Human Services Center and the limited availability of the Section 8 Housing Choice voucher program.

## POWERFUL PARTNERSHIPS IN THE DEVELOPMENT OF AFFORDABLE HOUSING

In 2018, HABC was proud to partner with the Alpert Group, Bergen County's Divisions of Community Development, Senior Services and Veteran Services, the Greater Bergen Community Action Partnership and DOMUS to increase housing opportunities, autonomy and dignity for veterans, hard-working families, people with disabilities and older adults.

We are supporting "aging in place" at the Martin Luther King Jr. Senior Center. The Center hosts a nutrition site supported by the Bergen County Division of Senior Services, offers opportunities for socialization and recreation, and includes 4 one-bedroom affordable rental units for older adults.





## HELP IN TIMES OF COMMUNITY CRISIS

HABC was immediately on hand to aid the municipalities of Hackensack and Edgewater in preventing homelessness after major fires displaced hundreds of residents. HABC helped with assessing needs, temporary relocation, and connected victims to available community resources.

## INSPIRING INDEPENDENCE

In 2018, HABC implemented recommendations from a consulting report commissioned to reorganize Section 8 rentals. Two separate staff teams of Recertification Specialists and experienced Leasing professionals were formed to improve responsiveness and to streamline effectiveness.







They call it an apartment,” said Frank Sgobbo, 57, a veteran who served in Beruit in 1980-83 as a Marine, “but, to me, it’s a little house. Besides my children being born, this is the best thing that ever happened to me.”







Joined by Bergen County officials, HABC cut the ribbon to officially welcome 14 veterans with special needs to our newly constructed Emerson development. The one-bedroom units provide affordable, accessible and fully furnished living. Every unit was furnished by generous donations of labor, materials and funding from the Bergen County Division of Veterans Services, American Legion Post 269, Making-It-Home, and many corporate and individual donors. Supportive services including on-site case management and connections to community organizations for healthcare and other services is provided by Catholic Charities.



**“You took part of your life and put it on hold for us. The least we can do is give you a pillow to put your head on and a safe and affordable place to call home.”**  
– County Executive Tedesco

# BY THE NUMBERS

## INDIVIDUALS SERVED – 8,052

- Multi-Family.....433
- RAD PBV .....753
- Rental Assistance ....6,866

## HOUSEHOLDS SERVED – 4,397

- Multi-Family.....347
- RAD PBV .....498
- Rental Assistance ....3,552

## NEW ADMISSIONS – 81

- Multi-family.....22
- RAD PBV .....37
- PBV .....22

## VOUCHERS ISSUED - 285

- Tenant-based .....208
- Project-based.....77

## UNITS – 1,082

## VACANCY RATE – 1.267

## AMOUNT SPENT ON REHABILITATION, CONSTRUCTION, ACQUISITION OF HOUSING UNITS – \$1,649,576.18

- RAD (Formerly Public Housing)..... \$1,325,017.82
- Owned/Managed PBV ..... \$453,815.66
- Multi-Family..... \$353,753.29

## 577 AFTER-HOURS EMERGENCY CALLS WERE RECEIVED IN 2018

- From call to completion was 1 hour, 42 minutes

## WORK ORDER TURNAROUND

- From call to completion was 18 hours, 42 minutes





**“We had 10 inspections in 2018 with a score of 92 or higher. Those scores demonstrate our commitment to excellence and to the compassionate property management our team provides to tenants.”**

*– Vincent Bufis*



Upgrades to Community Rooms, kitchen renovations and playground improvements were priorities in 2018.

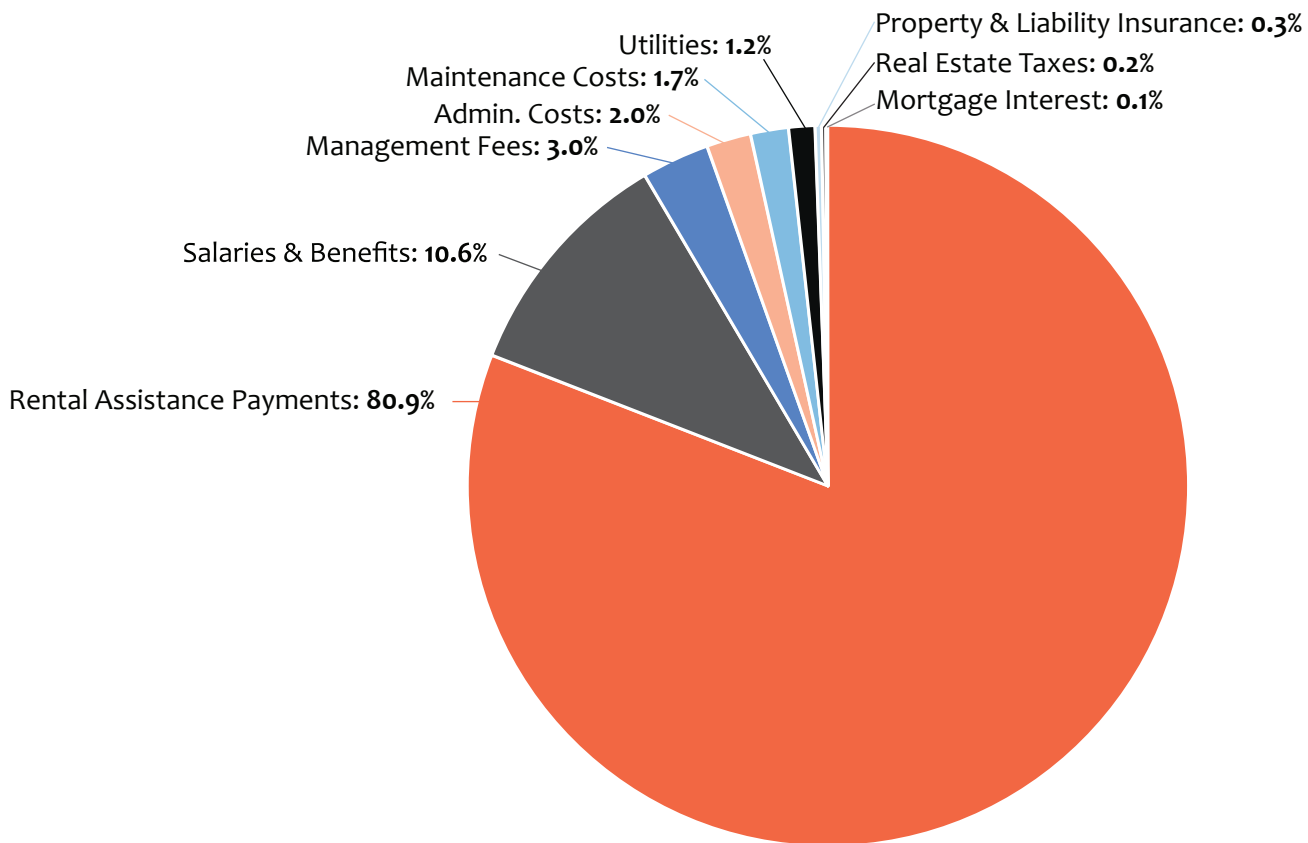


# FINANCIAL STATEMENTS

HABC

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## EXPENSES BY TYPE



**TOTAL EXPENSES:**  
**\$52,305,049**

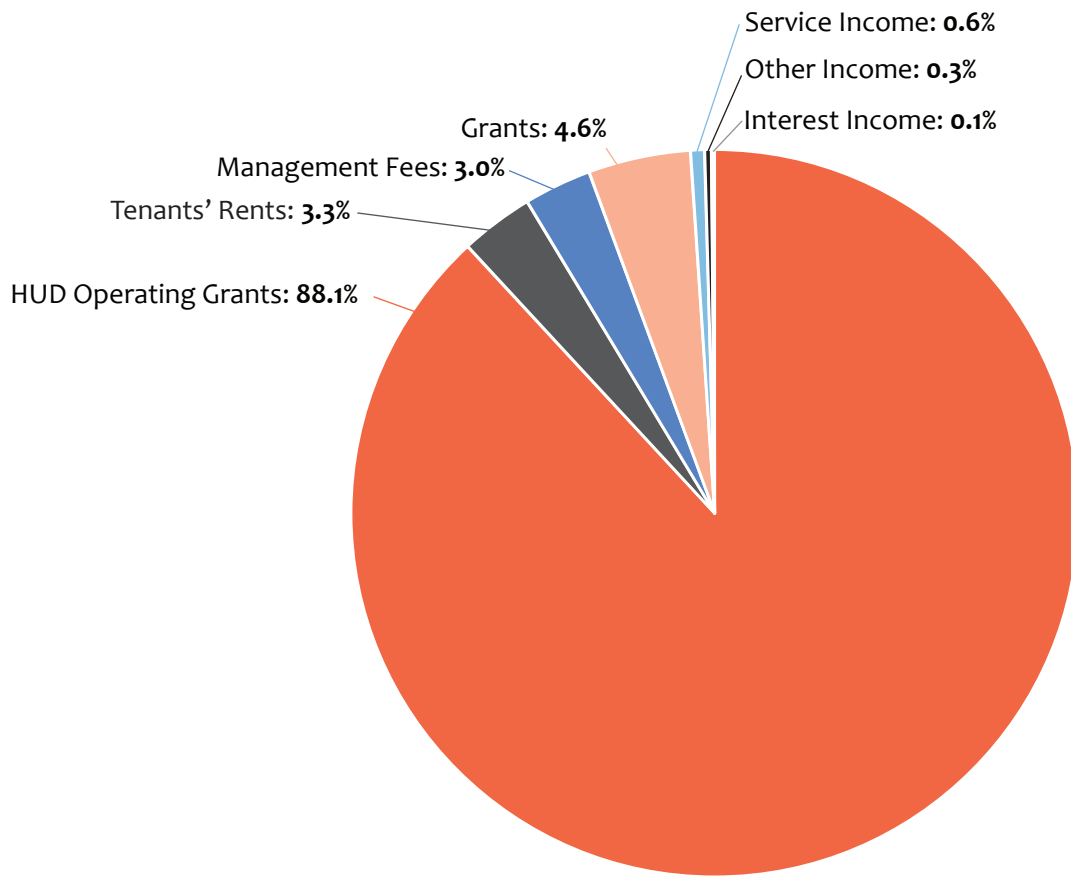
Rental Assistance Payments	\$42,324,499
Salaries & Benefits	\$5,545,478
Management Fees	\$1,593,686
Administrative Costs	\$1,042,400
Maintenance Costs	\$887,992
Utilities	\$617,365
Property & Liability Insurance	\$151,956
Real Estate Taxes	\$100,861
Mortgage Interest	\$40,812



“Over the last 12 months we’ve completed nine federal compliance audits – all of ‘unmodified opinion.’ Our governance standards, prudent financial accountability and fiscal controls demonstrate that we are effectively managed and providing the benefit service.”

– Kevin McCann

## REVENUE BY TYPE



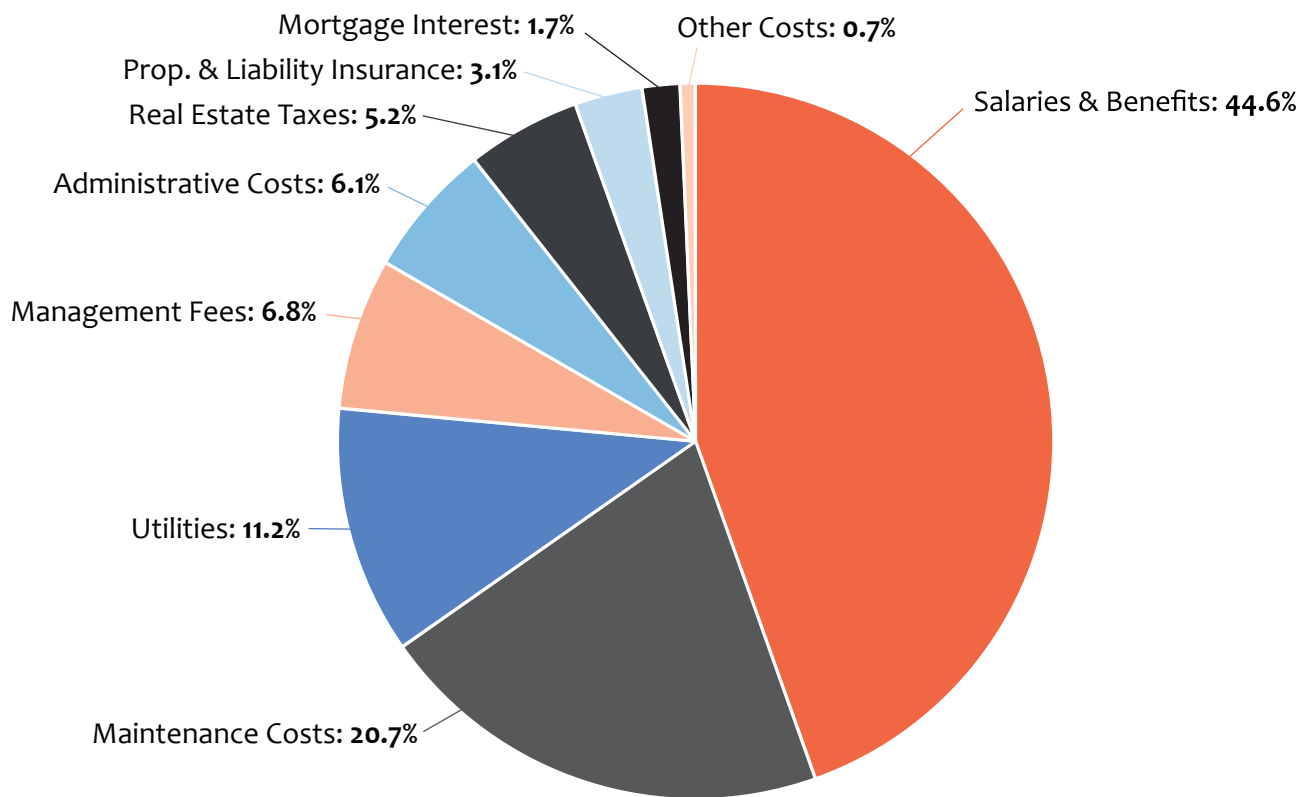
**TOTAL REVENUE:**  
\$53,285,343

HUD Operating Grants	\$46,954,107
Tenants	\$1,740,862
Management Fees	\$1,597,985
Grants	\$2,427,140
Service Income	\$334,994
Other Income	\$158,225
Interest Income	\$72,030

# FINANCIAL STATEMENTS

HDC

## EXPENSES BY TYPE



**TOTAL EXPENSES:**  
**\$3,201,231**

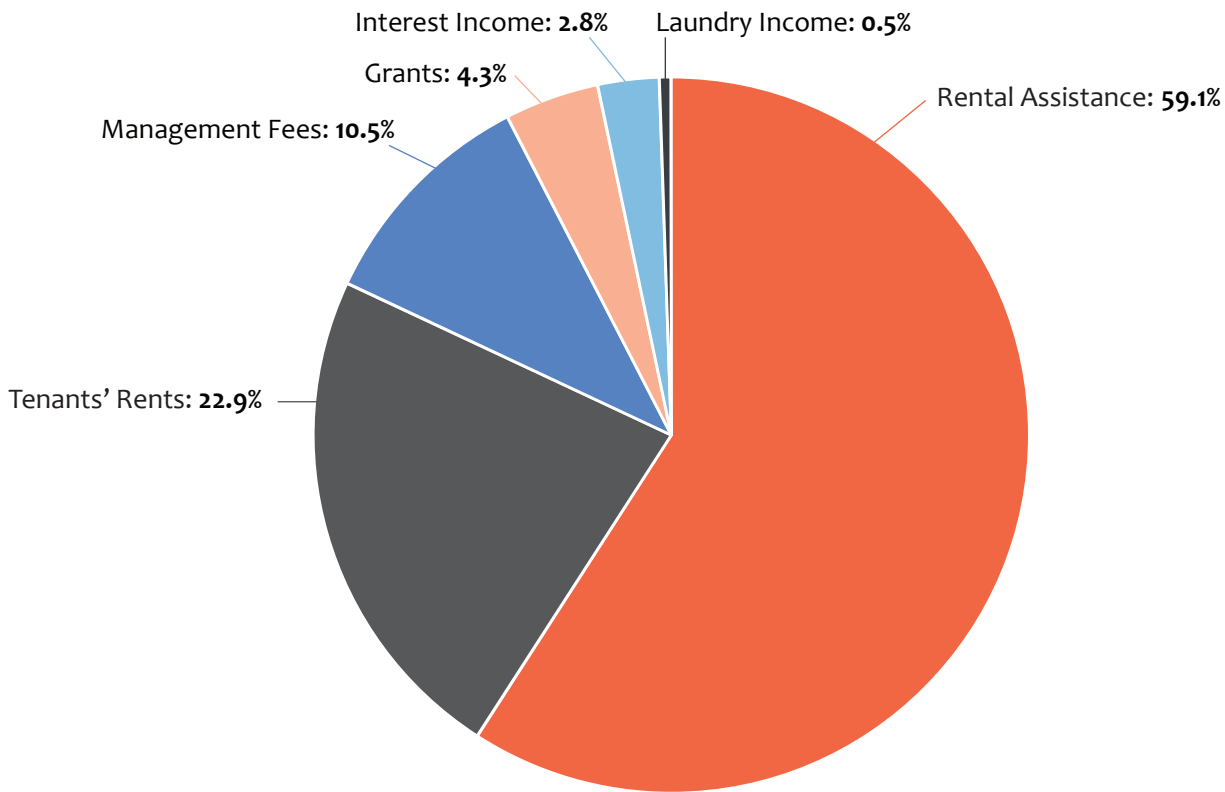
Salaries & Benefits	\$1,426,794
Maintenance Costs	\$662,869
Utilities	\$358,672
Management Fees	\$219,027
Administrative Costs	\$194,423
Real Estate Taxes	\$165,211
Prop. & Liability Insurance	\$97,779
Mortgage Interest	\$54,215
Other Costs	\$22,241





The HDC is the non-profit real estate development arm of the Housing Authority – providing quality housing and expanding residential opportunities for households of modest incomes and stimulating economic growth and neighborhood revitalization. With strong support from lending institutions and powerful public and private partnerships, HDC has effectually pursued this purpose.

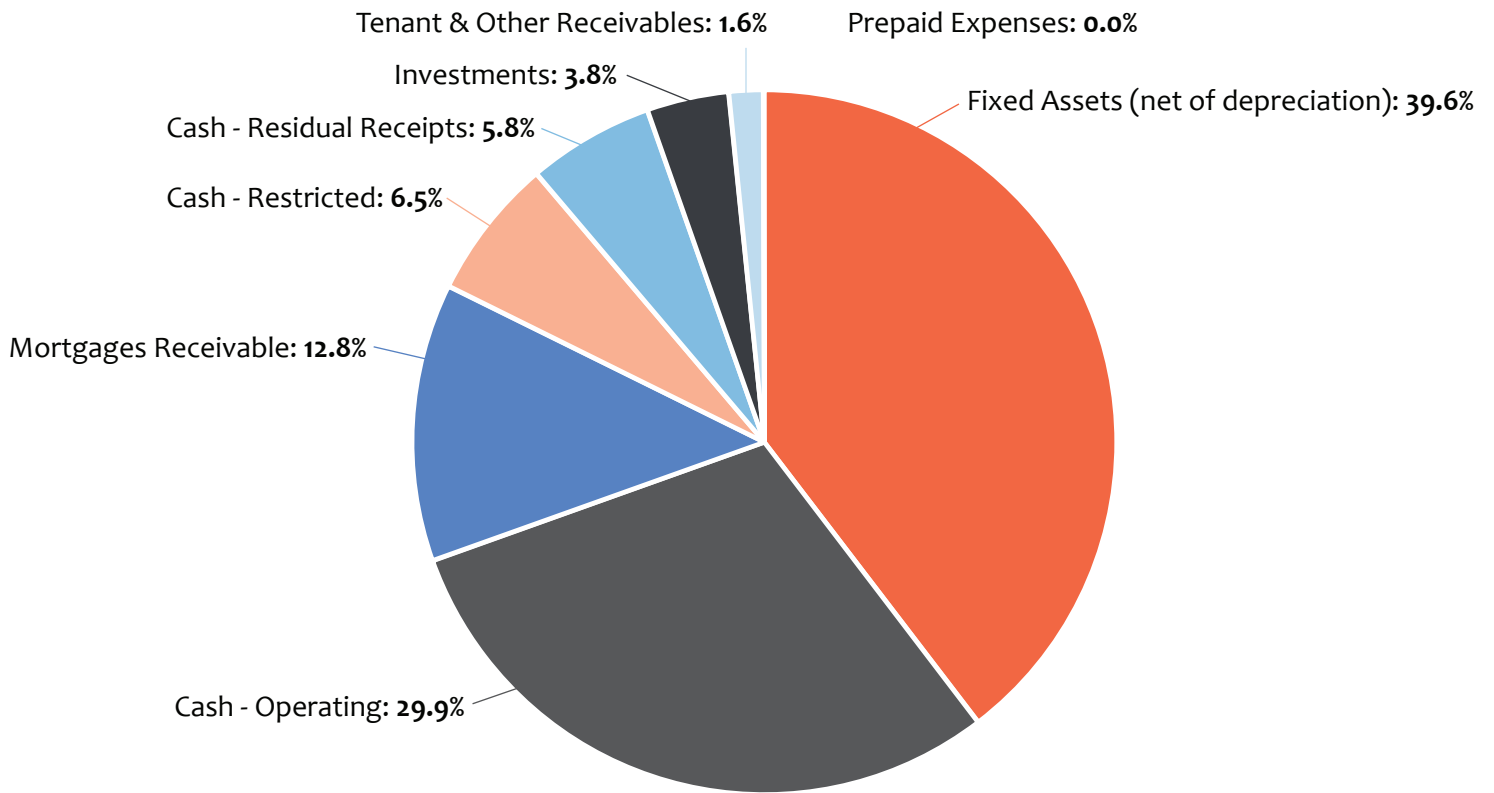
## REVENUE BY TYPE



**TOTAL REVENUE:**  
\$4,906,075

HUD Operating Grants	\$2,900,223
Tenants	\$1,121,284
Management Fees	\$513,060
Grants	\$209,355
Interest Income	\$136,197
Laundry Income	\$25,956

# HDC ASSETS BY TYPE



**TOTAL EXPENSES:**  
\$36,091,129

Fixed Assets (net of depreciation)	\$14,300,221
Cash - Operating	\$10,800,468
Mortgages Receivable	\$4,606,875
Cash - Restricted	\$2,345,401
Cash - Residual Receipts	\$2,094,230
Investments	\$1,363,459
Tenant & Other Receivables	\$564,318
Prepaid Expenses	\$16,157



# OUR INTANGIBLE ASSETS

Our workforce is our most valuable asset. Their skills and talents are what distinguish us and have helped to set the pace for our growth and development.



**WORKFORCE = 87**

## CREDENTIALS

- Masters+ - 13
- Bachelors - 23
- Associates - 12
- Some College - 12
- Certifications Held - 207
- Languages spoken - 14

## PROMOTIONS IN 2018

- 6

## NEW HIRES

- 8

## LONGEVITY

- 7.5 years  
(Four employees have worked for HABC for 30+ years: Ann Stein, 39; Vincent Bufis, Jr, 36; Gail Carnevale, 34; Wieslaw Wierzbicki, 31)



**“We’ve changed our culture from silos to team citizenship and it has made all the difference. We’re attracting and retaining the best and the brightest.”**

*– Esther Gatria*

# HABC BOARD OF COMMISSIONERS



**DANIEL ORTEGA**  
CHAIRMAN

*Community Affairs, Engineers Labor-Employer Cooperative 825*



**STEVEN WEINSTEIN**  
VICE CHAIRMAN

*Partner, Weinstein and Weinstein, PC*



**JOANNE ENGLISH ROLLIESON**  
TREASURER

*President/CEO/Broker, English Realty*



**PETER CAMINITI, SR.**  
COMMISSIONER

*Caminiti Associates, President (Retired)*





**JUNIOR HERNANDEZ**  
COMMISSIONER

*Educator, NYC Department of Education*



**DANIELLE PETERSON**  
COMMISSIONER



**ROBERT TASCHLER**  
COMMISSIONER

*Corporate Secretary & Treasurer,  
Fred Opert Racing*

# HDC BOARD OF TRUSTEES



**AL RESTAINO**  
CHAIRMAN

*Borough Administrator,  
Borough of Fort Lee*



**DIANE SCRIVERI**  
VICE PRESIDENT

*Executive Vice President/  
Chief Lending Officer, Freedom Bank*



**MICHAEL APICELLA**  
TREASURER

*Tax Collector, Borough of Palisades Park*



**JOANNE ENGLISH ROLLIESON**  
TRUSTEE

*President/CEO/Broker, English Realty*





# HDC

HOUSING DEVELOPMENT CORPORATION OF BERGEN COUNTY



**DANIEL ORTEGA**  
TRUSTEE

*Community Affairs, Engineers Labor-Employer Cooperative 825*



**JOSEPH RUTCH**  
TRUSTEE

*Municipal Administrator,  
Borough of Cliffside Park*



**STEVEN WEINSTEIN**  
TRUSTEE

*Partner, Weinstein and Weinstein, PC*



## **HOUSING AUTHORITY OF BERGEN COUNTY**

One Bergen County Plaza, 2nd Floor  
Hackensack, NJ 07601  
201.336.7600 | [info@habc.org](mailto:info@habc.org)