



Give Us a HA-nd: Housing Authorities on Encouraging Community Input

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Housing as a Human Right: An Asset-Based Approach to Housing Justice

October 3, 2023



GIVE US A HA-ND PARTNERING WITH HOUSING AUTHORITIES

Paul L. McEvily


Executive Director – Interfaith Neighbors


Qaasim Johnson

Director of Operations – Asbury Park Housing Authority


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INTERFAITH NEIGHBORS, INC.

- Community-based not-for-profit serving all of Monmouth County
 - Established 1988; 60+ employees; annual operating budget \$6.0+ MM
 - Programs include:
 - Homeless Prevention
 - Senior Nutrition/Meals-on-Wheels
 - Economic and Workforce Development
 - Development of Affordable Housing
 - Kula Urban Farm/Food Security
 - Neighborhood Revitalization
 - Early Childhood Learning Center
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- A decorative graphic in the bottom right corner consisting of several short, thick, yellow curved lines arranged in a curved path.



Asbury Park Housing Authority

- Founded 1938
 - Number of locations: 7
 - Number of units: 567
 - Number of Section 8 Vouchers (HCV): 314
 - Number of employees: 27
 - Annual operating budget: 9.0 MM
- 

COLLABORATIONS YIELD SYNERGISTIC BENEFITS



“Play to Your Strengths”



It's Not About You...



Listen first, then figure out how to address...



Current Collaborations:

West Side Neighborhood Revitalization

Building Healthier More Equitable Communities

CHOICE Neighborhoods Program

CHOICE Neighborhoods Program: *“One City. Asbury Park.”*

- Competitive grant process run by U.S. Department of Housing & Urban Development (HUD)
- Neighborhood-scale revitalization
- Locally driven strategies
- Transforming distressed areas into neighborhoods of choice
- Reimagining public housing to better fit into its surroundings and better serve its residents

ORGANIZATIONAL STRUCTURE



Who's Involved?????

Planning Partners

Asbury Park Board of Education
Asbury Park Police Department
Big Brothers Big Sisters
Boys and Girls Club of Monmouth County
Brookdale Community College
Covenant House
Easter Seals
EZ Ride
Habitat for Humanity
Help Not Handcuffs
Hope Academy Charter School
Monmouth County Vocational Schools

Monmouth County Workforce Development Board
Monmouth Medical Center
New Jersey Department of Labor
New Jersey Natural Gas
Our Lady of Mount Carmel School
Planned Parenthood
Prevention First
Sisters Academy
Visiting Nurse Association
Waters and Sims Employment Services
West Side Citizens United

23 Different
Entities –
Who's
Driving the
Bus???

WORKING GROUPS

Housing
Public Health
Youth
Education
Employment & Economy
Transportation & Placemaking
Public Safety

How Long Did It Take To “Get There???”

- Launched effort in September 2016
- 50+/- community meetings/community events to “hear the voices of the community”
- 1000+ cumulative hours spent in:
 - discussion/digestion/synthesizing/documenting and then....
 - drafting a report, getting feedback on draft and then finalizing
- Final Report produced, shared locally and forwarded to HUD in June 2018



Then What????




Asbury's CHOICE award was 1 of only 10 planning grants awarded nationwide by HUD....




Implementation Grants even tougher to come by....



Disappointing but elements of Plan have been implemented....

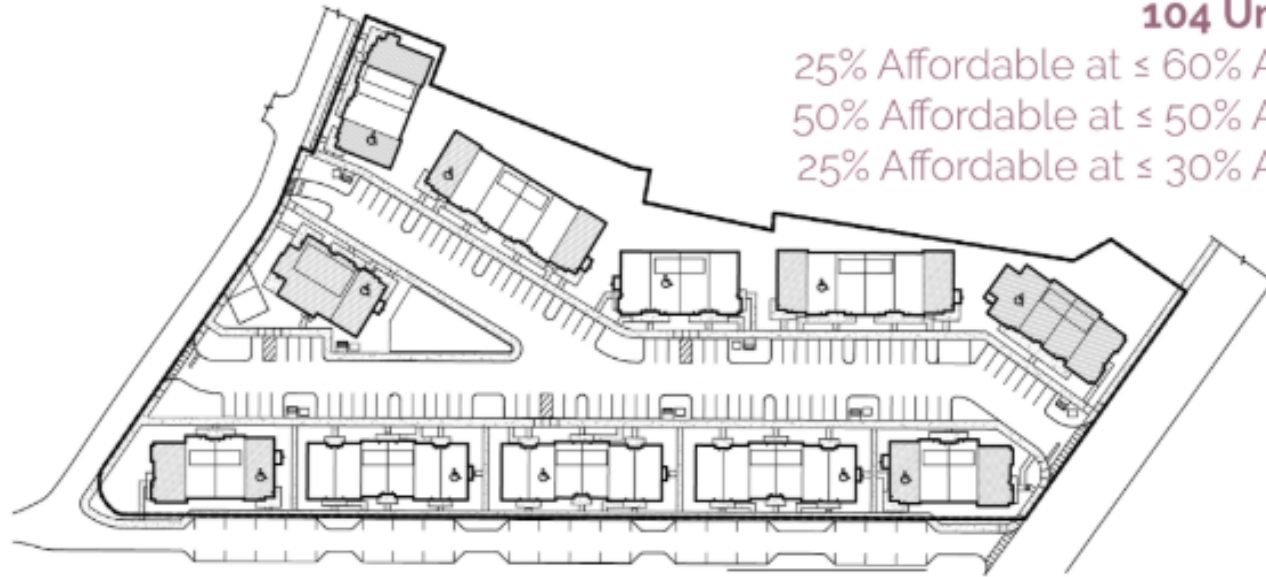


Some examples
of “Bricks-and-
Mortar” projects
that have been
developed....

- APHA redeveloped Boston Way Village
 - Interfaith Neighbors developed *Parkview AP* – a mixed income homeownership project
- 

Boston Way Village

BOSTON WAY REDEVELOPMENT



104 Units

25% Affordable at $\leq 60\%$ AMI
50% Affordable at $\leq 50\%$ AMI
25% Affordable at $\leq 30\%$ AMI



BUILDING TYPE 1 (Rear) F.A.D.
PROPOSED FRONT ELEVATION



BUILDING TYPE 2 (Rear) F.A.D.
PROPOSED FRONT ELEVATION

Parkview AP Residences

Construct the Parkview AP Residences, a planned homeownership development by Interfaith Neighbors

The duplex homeownership model incorporates a live-in unit and a rental unit, creating an additional income stream for the homeowner. Many Lincoln Village and West Side residents have expressed the desire to buy a home.

PARKVIEW AP RESIDENCES



Millions of \$\$\$\$ needed – but not awarded -- for Bricks-and-Mortar so....

- Increased focus on Programming to benefit West Side residents
 - Expand financial assistance programs
 - Spread health information through expanded Mayor's Wellness Committee
 - Increase availability of dental treatment
 - Expand quality pre-school programs
 - Expand life skills programs/workforce development programs, career advancement programs
 - Focus on "skill collar" jobs
 - Expand summer programming for youth and PAL offerings
 - Expand Re-Entry programs
 - Enhance security at APHA properties

Let's showcase one current initiative

APHA and IFN are working on....

- Food Security and Food Choices for Better Health
 1. Fresh Food for Older Adults: All free, fresh local organic food distribution, led by residents, at two different APHA properties (Lumley and Robinson), every Monday.
 2. Fresh Food for Families: All free, fresh local organic weekly food distribution for families, starting in October, at Boston Way.
 3. Develop and offer plant-based cooking classes (coming in December).
 4. Future: Food in Housing Organizing Effort: 2024. Creating community committees to determine food needs, transportation challenges, cooperative purchasing, etc.




Yes, the
infrastructure
is important
but....

It's the willingness of Housing Authority Administrators and Community-based agencies to work together, seeking synergies and opportunities that will benefit all residents – new and long-time, young and old, residents of all color and sexual orientation – that, in our case, will lead to

“Asbury Park. One City”

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Thank You To Our Speakers!

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Questions?

Thank you for attending the panel!

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