

2010 EXCELLENCE IN HOUSING AWARDS HONOREES

The award for **Best of Housing** was presented to Walters Group for Stafford Park Apartments located in Stafford Township, Ocean County. This project integrates 112 affordable housing units, market-rate housing, office space, municipal facilities, and a large-scale retail complex while being a model for "green" affordable housing development in New Jersey and across the nation. The developer was able to create mixed-use, mixed-price rental housing with a substantial affordable component. The Walters Group overcame environmental challenges to develop a project that is the first LEED Gold certified project in New Jersey and also meets the needs of the targeted client population.

The **Best Supportive Housing** award was presented to Allendale Housing Inc. of Allendale for Orchard Commons. This housing development, which was spearheaded by Allendale Mayor Vince Barra, has developed housing that demonstrates design excellence features and fulfills a dream of living fuller, more independent lives for 10 individuals with developmental disabilities.

The **Best Superior Design** award was presented to RPM Development Group for Berry Street Commons, which comprises 94 units that are 100% affordable. The project in Franklin Township, Somerset County, incorporates a unique building design to help the affordable apartment buildings fit into the suburban landscape, and is the first LEED Platinum certified affordable building in New Jersey.

The award for **Best Creative Partnership** went to the Newark Housing Authority for its achievement in expanding access to affordable housing through the creation of an innovative service called the Project-Based Voucher Program. The program has awarded 607 project-based vouchers that support the total development and rehabilitation of 1,184 units of housing.

There were three awards for neighborhood revitalization. **Best Neighborhood Revitalization – Rental** was presented to Ron Rukenstein of Rukenstein & Associates, LLC for Whispering Waters – Phase II in Salem City. The redevelopment and revitalization of the complex was accomplished with the strong support of numerous entities. Eighteen buildings were rehabilitated or reconstructed to provide 260 units; 3-bedroom units were added to address overcrowding; and undersized units were restructured, creating a mix of 1, 2 and 3-bedroom units. Also, a community center was added, as well as a distance learning center and recreation facility. Thirty units set aside for adults with disabilities were interspersed throughout the project and supported by social services.

The second award for **Best Neighborhood Revitalization – Hope VI** was presented to Long Branch Housing Authority for Sea View HOPE VI Revitalization. The project overcame environmental challenges, blight and crime; secured significant resources; and engaged local residents. Three rental phases have been completed, representing 198 new family housing units and two public spaces designed to serve residents and the greater neighborhood. Supportive services are offered on-site, including homeownership training and readiness programs, counseling and referrals, health screening and information sessions, parenting classes, and after-school mentoring for children.

The final award for **Best Neighborhood Revitalization - Homeownership** was presented to a TRF Development Partners for Schoolhouse Square. This project involved a \$16 million investment, which has helped stimulate growth in Neptune Township's Midtown neighborhood while enhancing the Township's affordable housing stock. The project consists of 58 newly-constructed, Energy Star certified homeownership units. The project site, which was designed to respect the surrounding neighborhood's fabric, is in a Smart Growth Designated Center and meets all the goals set forth by the State of New Jersey.

The Governor's Housing Conference Excellence in Housing Awards Committee chose Springpoint Senior Living to receive a **Special Achievement** award for the Asbury Tower project because it exemplifies this year's theme "Opening Doors." Throughout renovations of Asbury Tower, Springpoint was able to keep the doors open and provide a home for the tenants who still lived there while creating a strong community and providing excellent social services.