

NEW COMMUNITY



VISION • DIGNITY • ACHIEVEMENT

ANNUAL REPORT

2024



CEO Message



2024 was a big year for New Community. We shared information about a new housing project, welcomed a Catholic dignitary, showcased our services and began new partnerships.

We hosted a community meeting where we introduced The Morris, our latest housing redevelopment project. We're excited to embark on this journey to bring an additional 120 units of Section 8 affordable housing for families to Newark. It was great to get feedback from those living in the area about the project and we look forward to beginning construction.

Cardinal Joseph Tobin, the Archbishop of Newark, blessed the newly renovated chapel at New Community Extended Care Facility. It was an honor to have him perform the inaugural mass for patients and staff members.

We hosted our 27th Golfing for a Cause fundraiser, which raised money to support our Youth Services Department and the Monsignor Linder Scholarship Fund. We thank all of the event's sponsors and participants for their support. Without you, we wouldn't be able to make as big of an impact on those we serve.

Family Service Bureau of Newark (FSB) hosted a powerful event highlighting addiction and mental health, done in partnership with The Black Poster Project. Monsignor Linder Plaza was filled with posters showcasing individuals who lost their lives due to addiction. Guest speakers shared their experiences and struggles with addiction and mental health and provided inspiration.

We welcomed volunteers from our new neighbor, McKinsey & Company. The global consulting firm opened an office in Newark and hosted a day where employees could volunteer at organizations throughout the city. Those who came to NCC beautified Meditation Park and painted the exterior of Harmony House, our shelter. It was a great way for them to connect to their new working location and for us to show them what we offer to city residents.

In addition to these highlights, all of our departments worked hard in 2024 to meet the needs of our residents, students, patients and clients. As a team, we continue to fulfill our mission to help residents of inner cities improve the quality of their lives to reflect individual God-given dignity and personal achievement.

A stylized, handwritten signature in blue ink, appearing to read 'Simone Gagneron'.

Simone Gagneron
Chief Executive Officer

Table of Contents

| | | | |
|-----------|--|-----------|---|
| 4 | Introducing The Morris Housing Redevelopment Project | 20 | Early Learning Centers |
| 5 | Cardinal Tobin Blesses Extended Care Chapel | 21 | Youth Services |
| 6 | 27th Golfing for a Cause Benefits Youth | 22 | Adult Learning Center |
| 8 | FSB Event Highlights Addiction and Mental Health | 23 | Extended Care Facility |
| 10 | McKinsey & Company Volunteers Beautify NCC Properties | 24 | Family Service Bureau of Newark |
| 11 | Property Management | 26 | Resident Services |
| 12 | Harmony House | 27 | Supportive Assistance to Individuals and Families (SAIF) Home Friend Program |
| 14 | New Community Career & Technical Institute (NCCTI) | 28 | Human Resources |
| 16 | Financial Opportunity Center (FOC) | 29 | Finance Security |
| 17 | New Community Federal Credit Union | 30 | Environmental Services Chelsea-Warren Construction |
| 18 | Family Resource Success Center | 31 | Real Estate Development |
| 19 | Emergency Food Pantry Better Life | 32 | Supporters & Collaborators |
| | | 34 | Board of Directors and CEO |
| | | 35 | Stay Connected |

The Morris Housing Redevelopment Project



Inglese Architecture + Engineering Associate Partner Anthony D'Agosta discusses plans for The Morris, a 120-unit family property to be built on Morris Avenue in Newark, during NCC's Community Meeting on June 5.

New Community hosted a Community Meeting at the NCC Neighborhood Center on June 5 to introduce The Morris, the organization's latest housing redevelopment project. The Morris will be built on Morris Avenue in Newark at the former Homes Court site, which is next to the New Community Property Management office and across the street from Gardens Senior. The Morris will offer 120 units for rent to families and will be 100 percent Section 8 subsidized housing.

New Community CEO Simone Gagneron called The Morris an exciting development project that will bring positive changes to the neighborhood. She also stressed the importance of community feedback.

"Your input is vital," she said. "We are committed to a transparent and collaborative process. Let's work together to shape a beautiful environment that our children can grow and thrive in."

New Community Interim Board Chairman Edgar Nemorin thanked attendees for their participation in the meeting.

"This project is a labor of love and passion," he said. "This is about you, the community."

Retired New Community CEO Richard Rohrman, who is working as a project manager on The Morris, talked about the uniqueness of constructing a fully subsidized housing facility in the city.

"Nothing like that has been built in Newark in many, many years," he said. "We're really excited."



Members of the public gathered at the NCC Neighborhood Center on June 5 for the Community Meeting to learn about The Morris housing redevelopment project.

Inglese Architecture + Engineering Associate Partner Anthony D'Agosta discussed the details of The Morris. The building will have 120 apartments. Twenty percent of the units will be one-bedroom, 20 percent will be three-bedroom and the remaining will be two-bedroom. There will be roughly 30 apartments per floor.

In addition to the apartments, The Morris will have a more than 4,000 square foot amenities space for tenants to use. D'Agosta pointed out that the minimum required size for an amenities space in this type of building is 1,600 square feet.

"Getting 4,000 square feet I think identifies the goals and commitment that NCC has for its projects and properties," D'Agosta said. "They understand a project that has 120 families on-site needs to have some space to stretch their legs out."

In addition to the indoor amenities space, The Morris will have a more than 8,000 square foot outdoor space for residents to enjoy.

The Morris will have an underground gated parking garage, accessible from Bruce Street, that will contain 130 parking spaces. There will be seven additional parking spaces outside. The building will have 24/7 security and tenants will have access to a Resident Services Coordinator.

D'Agosta explained that the plans include vibrant colors for the exterior of The Morris along with landscaping and the inclusion of natural light in the interior.

"We're prioritizing welcoming families to this facility," he said.

Cardinal Tobin Blesses Extended Care Chapel



Cardinal Joseph Tobin conducts the inaugural mass at the New Community Extended Care Facility chapel on March 27.

New Community Extended Care Facility welcomed Cardinal Joseph Tobin, the Archbishop of Newark, for mass on March 27 where he blessed the facility's newly finished chapel.

New Community Interim Board Chairman Edgar Nemorin welcomed Cardinal Tobin, priests, New Community Board members, NCC staff members and Extended Care residents and staff to the inaugural mass.

"As we gather today for this blessing at this holy sanctuary, we are honored and appreciative to have Cardinal Tobin celebrate the first mass here," he said. "Let this place be a safe place for peace and reflection for all because we are all God's children."

New Community CEO Simone Gagneron said Cardinal Tobin's visit to Extended Care was very meaningful.

"Cardinal Tobin's presence was inspirational and impactful for both residents and staff at Extended Care," she said. "We thank him for holding mass and blessing the facility's chapel, which will serve residents of all faiths."

Cardinal Tobin first visited Extended Care in February 2018 and conducted mass in the facility's then smaller chapel. New Community founder Monsignor William J. Linder invited Cardinal Tobin to hold mass in the chapel, which was dedicated to Pope Francis. At the time, plans were in the works to expand the chapel to what it is today. At the end of that visit, Cardinal Tobin promised to return to bless the renovated chapel. Monsignor Linder passed away in June 2018, but the chapel renovations were completed



Cardinal Joseph Tobin with members of New Community leadership. Pictured from left to right: first NCC employee Cecilia Faulks (retired), Extended Care Administrator Veronica Onwunaka, Director of Mission Frances Teabout, retired CEO Richard Rohrman, Board Member Fernando Colon, Outreach Coordinator and Board Member Ex-Officio Madge Wilson, Cardinal Joseph Tobin, CEO Simone Gagneron, Interim Board Chairman Edgar Nemorin, CFO Elizabeth Mbakaya, Director of Human Resources Benjamin Galvez and Environmental Services Director Wayne Gravesande.

and New Community staff members reached back out to Cardinal Tobin to invite him back.

"I'm delighted to return here and to feel the spirit of Monsignor Linder," Cardinal Tobin said.

Extended Care Administrator Veronica Onwunaka was present in 2018 when Cardinal Tobin first visited. She said for his most recent visit to occur during the most holy week of the Catholic calendar was remarkable and that she was blessed to be leading the facility during the spiritual visit.

"It is something that will forever remain in our lives and in the history of this facility," she said. "The Cardinal's visit continued to strengthen our faith and continued to give us that zeal to get up every day and do the best we can to better the lives of our residents and everyone who comes into our building."

A group of Extended Care residents sang during the mass, including solo performances by Evone Wooten and King Percy.

To ensure Extended Care residents and staff members could participate, video of the mass was streamed in the Activity Room.

27th Golfing for Cause Benefits Youth



New Community CEO Simone Gagneron, right, and CFO Elizabeth Mbakaya, second from left, pose with Board Chairman Emeritus Dr. A. Zachary Yamba, to the left of Gagneron, and his group of golfers at New Community's Golfing for a Cause on Sept. 23.

New Community hosted its 27th Golfing for a Cause fundraiser on Sept. 23 to benefit its Youth Services Department and the Monsignor Linder Scholarship Fund. Supporters gathered at Cedar Hill Golf and Country Club in Livingston for 18 holes of golf and networking, along with an evening reception that included cocktail hour, dinner and raffle prizes.

New Community Interim Board Chairman Edgar Nemorin thanked all the participants, sponsors and donors for coming to and supporting the event. He talked about how New Community's founder, the late Monsignor William J. Linder, regarded stewardship in high regard.

"Stewardship is sacrificing your time, talent and treasure for a common good. Thank you to all of you today for being good stewards to New Community Corporation," Nemorin said. "We are truly blessed and honored for the support that we continue to receive."

New Community CEO Simone Gagneron said the presence of supporters, community leaders and friends made the event special and the organization's work possible.

"NCC was founded on the belief that communities are stronger when we lift each other up. From affordable housing projects that give families a stable foundation to our education programs that equip individuals with the skills they need to thrive, we are making a difference every day," she said. "Your support allows us to continue making an impact in our community."

During the program portion of the evening, New Community presented Dr. A. Zachary Yamba with a



New Community Board Chairman Emeritus Dr. A. Zachary Yamba, right, receives a special recognition following his retirement in December. New Community CEO Simone Gagneron, second from right, Interim Board Chairman Edgar Nemorin, second from left and retired CEO Richard Rohrman, left, present Yamba with proclamations and a gift.

special recognition. Yamba retired from the NCC Board of Directors in December after serving for 11 years, five of which he served as chairman. He received a proclamation from the city of Newark and one from the Essex County Sheriff's Office, highlighting his years of service to New Community and the community at large. He was also gifted a round of golf with three guests.

"Dr. Yamba's accomplishments and impact to the community, nonprofits and educational landscape have been extraordinary," Nemorin said. "He has been a leader, advocate, mentor and a friend to this organization for many, many, many years."

Yamba said he was honored to accept the recognition and said that he continues to believe in the vision Monsignor Linder had for New Community.

"That vision has endured since the riots in 1967 in Newark," Yamba said. "Those needs continue today, perhaps even more so than back in 1967."

Retired New Community CEO Richard Rohrman served as the evening's emcee. Although he's been retired for three years, he continues to remain connected with the organization.

"I've seen all of the good work that New Community has done and continues to do under Simone's leadership," he said. "I'm just really thrilled to be up here and have the opportunity to do this and stay connected to New Community."



Participants at New Community Golfing for a Cause enjoyed a round of 18 holes of golf at Cedar Hill Golf and Country Club in Livingston on Sept. 23.

Gagneron highlighted a number of initiatives at New Community, including plans for The Morris, a 120-unit building for families in Newark's Central Ward that will be fully Section 8 affordable housing, as well as eight affordable two-family homes.

Bill Passarotti, Senior Vice President of HUB International, spoke on behalf of the company which was one of the Platinum Sponsors of the event.

"At HUB we're proud to stand alongside NCC and all the work that they do enriching the lives of the people of Newark, N.J.," Passarotti said. "HUB International is not just a sponsor today but we are a partner dedicated to your success. Our commitment is to be a resource for NCC providing solutions that you can continue to make a difference in the community."

Proceeds from Golfing for a Cause benefit New Community's Youth Services Department and the Monsignor Linder Scholarship Fund. Desiree Crespo, a recipient of the Monsignor Linder Scholarship for her daughter, Mia, addressed the group at the event to share what the scholarship meant for her family. Crespo had to work multiple jobs to be able to afford tuition at her daughter's Christian school. The pair would complete Uber Eats orders after work and school to help offset the cost.

"Just to know that I was able to not pay tuition for an entire year because of the scholarship that New Community gave to me was great," Crespo said. "My daughter and I were able to enjoy time outside of our car and in our home. I just want to say thank you to New Community."

During the evening reception, prizes were given out to golfers and attendees also won raffle prizes.

New Community congratulates all of the winners and thanks all sponsors, participants and donors for making the 27th Golfing for a Cause successful. NCC asks everyone to save the date for the 28th Golfing for a Cause, which will be held on Sept. 29, 2025.



New Community CEO Simone Gagneron, left, and CFO Elizabeth Mbakaya stand with a foursome from Withum, one of the Platinum Sponsors of Golfing for a Cause.

Thank You to Our Sponsors

Platinum Sponsors:

[HUB International](#)
[Philadelphia Insurance](#)
[Withum](#)

Silver Sponsors:

[Cali Carting Inc.](#)
[Cintas](#)
[Ferry Carpets](#)
[Goldman Sachs](#)
[Iron Works](#)
[Schenck Price](#)
[Silva's Mechanical Services](#)
[Western Pest Services](#)

Cart Sponsors:

[PSE&G](#)
[Robert Half Talent Solutions](#)
[USI Insurance Services](#)

Beverage Sponsor:

[SMN Tax Services](#)

FSB Event Highlights Addiction and Mental Health



Attendees of A Gathering of Hope & Healing look through the display of posters showcasing those lost to addiction.

New Community’s Family Service Bureau of Newark (FSB) hosted A Gathering of Hope & Healing on April 27 to raise awareness about addiction and mental health. The event, held at Monsignor William J. Linder Plaza, featured a display from The Black Poster Project, an addiction and overdose awareness group from New Jersey that travels with posters showcasing those lost to addiction.

FSB Director Christina Ward organized A Gathering of Hope & Healing with her team and The Black Poster Project. In addition to the display, FSB staff members offered free grief counseling for anyone in need.

“This is a really special event,” Ward said.

The Black Poster Project brought about 200 of its 750 posters depicting individuals who lost their lives because of addiction and mental health issues. The display included a section with members of the military and another with family members who died from addiction. The posters, which included photos of the individuals as well as text about them, filled the atrium of the venue. Visitors were able to browse the display at their own pace.

The Black Poster Project founder Dee Gillen said the purpose of the display is not to make people sad but to honor those lost as well as to help those in recovery.

“You have to hear both sides,” she said. “You have to hear the recovery stories and the loss stories because people won’t understand how much work it takes to stay clean and sober. And that’s why we do it.”



Actor Lillo Brancato Jr., Family Service Bureau of Newark Director Christina Ward, The Black Poster Project Event Coordinator Dawn Pizzolato, The Black Poster Project founder Dee Gillen, Director of Community Hills Early Learning Center Daniel Charles and Author and Podcaster Richard Kaufman (left to right) at A Gathering of Hope & Healing.

The Black Poster Project Event Coordinator Dawn Pizzolato said the display also puts a face and a sense of humanity to overdose statistics.

“It could be anybody,” she said. “It could be you, it could be your friend, your neighbor.”

In addition to the display, the event featured three speakers who discussed their experiences with addiction and offered words of encouragement to those in attendance.

Actor Lillo Brancato Jr., best known for his performances in A Bronx Tale and The Sopranos, shared his story of addiction which caused him physical and emotional pain and ultimately cost him his freedom.

Brancato said his addiction was the cause of breakups, serious bodily injury to himself and the loss of a police officer’s life for which he served time in jail. Although he wasn’t the person to shoot and kill the officer, he was implicated in the crime because he had broken a window to get the attention of someone he knew to have drugs, which was considered a burglary attempt. Since the person he was with shot and killed the officer, Brancato was charged with felony murder because the officer was killed during the commission of a felony. Ultimately, Brancato was acquitted of the most serious charges but found guilty of attempted burglary in the first degree with bodily harm to a non-party. He was sentenced to 10 years in prison.



One section of The Black Poster Project display featured members of the U.S. military.

It took many years and nearly dying from an overdose in prison for Brancato to hear the message from a friend that he had to stop using.

“A million times before people tell you this. When you’re ready, you’re ready. And that day I was ready. I didn’t shrug it off. It really resonated with me,” Brancato said. “I’m all shackled up and as restricted as I was, I hadn’t felt that free in so long because I just felt like God was going to give me another chance.”

Brancato stopped using drugs and worked on his case with his lawyer. While serving his sentence after trial, he earned his GED and a two-year degree. Since his release from prison, he has returned to acting and helps others in recovery.

His message is to have hope in the future.

“Things always get better one way or the other,” he said. “Either the situation itself gets better or your ability to deal with it will get better.”

He encourages everyone to take control of their circumstances.

“We decide how we want to live our lives. And to use what we’ve learned and all the mistakes that we’ve made,”



Representatives from Family Service Bureau of Newark (FSB) provided information to attendees about the services it offers.

he said. “It’s very important not to keep making those mistakes.”

Author and podcaster Richard Kaufman spoke at A Gathering of Hope & Healing about his addiction which started with alcohol at the age of 11. When he was 20 years old, he robbed a police officer and was facing a grand larceny charge, which would have meant five years in prison. Instead, the police officer offered him the opportunity to

attend meetings and drug court, which changed his life. He has remained sober since then, 35 years ago.

“The three most important words in the English language are: ‘Today I decide.’ I decide if I live or if I die. I decide if I go to bed an addict or I wake up clean,” Kaufman said. “You

can either be a victim or you can be a victor. And if you’re standing in this room and if you have five minutes clean, you are a victor. You no longer have to be a victim of your past.”

Director of Community Hills Early Learning Center (CHELC) Daniel Charles spoke at the event to serve as an inspiration for those in recovery and battling addiction.

“I’m coming to let you know that if I can get 31 years clean, one day at a time, the hope is that you may be able to do it too,” he said. “And I know if I can do it, you can do it.”

“You can either be a victim or you can be a victor. And if you’re standing in this room and if you have five minutes clean, you are a victor. You no longer have to be a victim of your past.”

- Richard Kaufman, author and podcaster

McKinsey & Company Volunteers Beautify NCC Properties

New Community welcomed volunteers from McKinsey & Company on Oct. 18 who worked on projects at Meditation Park and Harmony House, New Community's shelter facility for homeless families. Volunteers beautified the park and painted the exterior of Harmony House making both spaces more inviting for our residents. New Community appreciates the volunteers' efforts and looks forward to inviting them back for future projects.



McKinsey & Company volunteers enjoyed their time painting the exterior of Harmony House.



The fencing surrounding Meditation Park got a new coat of paint thanks to volunteers from McKinsey & Company.



New Community CEO Simone Gagneron, center, with two McKinsey & Company volunteers at the Meditation Park site.



Volunteers from McKinsey & Company paint the exterior of Harmony House.

Property Management

New Community offers a wide variety of affordable apartment residences for individuals, families, seniors and persons with disabilities.

New Community is a mainstay in the City of Newark housing market. Properties consist of Project Based Section 8 Housing Contracts and the Low Income Housing Tax Credit programs, where income limits cannot exceed 60 percent of area median income in Essex County.

NCC has received numerous awards in recognition of contributions to the stability of Newark housing. Customer service and attention to detail are top priorities. The goal is to provide the best affordable housing for the residents of Newark.

The majority of NCC housing is located in the Central Ward of Newark with additional properties located in Newark's West Ward, Jersey City and Orange, N.J. Properties are surrounded by various eateries, supermarkets, hospitals, daycare centers, state and local social service agencies and entertainment venues. The close proximity of properties to these retail establishments and services makes it very convenient and accessible for residents.



Commons Senior, located at 140 South Orange Ave., Newark, is one of New Community's eight buildings for senior and disabled residents.

2024 Numbers

14

Properties

1,717

Apartments

25

Employees

Tenant Income Limits

85%

Extremely Low Income

10%

Very Low Income

5%

Low Income

Harmony House

Harmony House is New Community’s shelter facility providing services to homeless families with children. It provides much more than shelter, however. With 24-hour security, the capacity to house 102 families in individual apartment units and a host of on-site social services, Harmony House helps families move from homelessness to permanent housing and from dependency to self-sufficiency. On average, residents stay at Harmony House between six and nine months.

In 2024, Harmony House was able to reopen the playground for the children of Harmony House after two years.

Volunteers from McKinsey & Company painted the exterior of the facility. (See page 10 for more information.)

A grant from the Department of Community Affairs enabled Harmony House to redo the concrete stairs and sidewalks of the shelter as well as paint the railings.



Accounting firm Withum hosted Thanksgiving dinner for Harmony House families on Nov. 26 at Monsignor William J. Linder Plaza.



Volunteers from McKinsey & Company paint the exterior of Harmony House on Oct. 18.



Volunteer Sally Milad organized the eighth back-to-school event for Harmony House families on Aug. 26. Children received backpacks, school supplies, pizza and snacks. Boys got haircuts and girls got their hair braided and styled.

At Left: For the 12th year in a row, Spectrum360 organized a donation of Thanksgiving baskets to Harmony House. Program participants and staff members brought 15 baskets to the shelter on Nov. 25.



Sankofa Academy Manager of Culture and Initiatives Zhada Stamps Moore, left, brought a donation of canned goods and other nonperishables to Harmony House on Nov. 25. Director Carrie Radice accepted the items.



Representatives from Harmony House participated in the Newark Emergency Services for Families (NESF) Fifth Annual World Homeless Day on Oct. 11 in Lincoln Park, Newark.



Volunteer Sally Milad organized and hosted her 10th annual Christmas party for the children and families at Harmony House. The event took place on Dec. 22 and included presents and a visit from Santa.

By the Numbers

312
Total Population Served in 2024

70
Infants (Ages 5 and Under)

74
Children (Ages 6-12)

40
Youth (Ages 13-17)

128
Adults (Ages 18 and Over)



The playground at Harmony House reopened for children's use in 2024 after repairs were made.

New Community Career & Technical Institute



New Community Career & Technical Institute (NCCTI) is an accredited post-secondary career and technical school.

NCCTI is accredited by the Council on Occupational Education (COE), New Jersey Department of Education (NJDOE) and the New Jersey Department of Labor and Workforce Development (NJDOL). The school educates individuals across various industry fields, provides readiness skill training and development along with soft skill coaching to better prepare them for externship opportunities in a real work environment and helps them in starting careers with many employment partners.

NCCTI utilizes a year-round academic calendar. As an accredited post-secondary school, NCCTI offers financial funding and grants to eligible students. Program lengths range from six to 10 months, depending on the program.

NCCTI offers student and academic support services to assist in the successful completion of programs, as well as learning opportunities that help broaden students' knowledge base and network and prepare them for the careers they are learning about.

In 2024, the school formed new employer partnerships across various industries to help students find jobs, including automotive, construction, culinary arts and health care. Notable partners include NJ Transit, Home Depot, Maplewood Country Club and Summit Health. New employer partners joined advisory committees, such as University Hospital,

2024 PROGRAMS:

- Automotive Technician
- Building Trades Specialist
- Culinary Arts Specialist
- Medical Assistant Clinical (MAC)
- Patient Care Technician (PCT)



NCCTI hosted graduation on June 14.

RWJBarnabas Health, Turner Construction and Rutgers University. Key events included a Guidance Counselor Luncheon in March and a Graduation Ceremony in June. Throughout the year, students participated in career development activities, including job interviews at Maplewood Country Club and a Saint Michael's Medical Center tour.

2024 NEW EMPLOYER PARTNERS:

- **Automotive Technician:** [Bauer Automotive Service](#), [NJ TRANSIT](#), [AVIS](#)
- **Building Trades:** [Engenium \(Carpentry\)](#), [The Home Depot](#)
- **Culinary Arts:** [Maplewood Country Club](#), [Superfood Fresh](#), [Cru Lounge \(Paterson\)](#), [Mo & Jay Pastry](#)
- **Medical Assistant Clinical/Patient Care Technician:** [Allied Healthcare Systems \(Paterson\)](#), [LevelUp MD \(Bloomfield\)](#), [South Orange Avenue Medical Associates](#), [JFK University Medical Center \(Edison\)](#), [Nephrological Associates \(Florham Park\)](#), [Summit Health \(New Providence & Clark\)](#), [Public Partnerships LLC](#), [St. Joseph's Health \(Paterson\)](#)



NCCTI Medical Assistant Clinical (MAC) graduate Sabriya Lovingood, Patient Care Technician (PCT) graduate Monica Parker and PCT student Christopher "Sky" Oms, left to right, share their experiences during the school's Guidance Counselor Luncheon on March 14.

2024 STUDENT DATA:

- **Consistent student enrollment** year over year
- **Increased achievement** of student certifications
- **Increased graduation** rate

NEW BUSINESS PARTNERS ADDED TO ADVISORY COMMITTEES:

- **Automotive:** [S&A Auto](#), [Sansone Auto](#), [NJ CAR](#)
- **Culinary & Hospitality:** [Harrar Cafe](#), [Mo & Jay Pastry](#), [Maplewood Country Club](#)
- **Health Care:** [NCC Extended Care Facility](#), [University Hospital](#), [Hackensack Meridian Health](#), [Newark Community Health Centers](#), [RWJBarnabas Health](#), [Health First](#)
- **Construction & Trades:** [Turner Construction](#), [TREMCO, Inc.](#), [Engenium](#)
- **Institutional Committee Participants:** [Rutgers University](#), [Health First](#)



NCCTI celebrated Medical Assistants Recognition Week on Oct. 22 with a pinning ceremony for students in the medical programs.

Financial Opportunity Center (FOC)

New Community's Financial Opportunity Center (FOC) is a career and personal finance service center that helps low- to moderate-income students and job seekers learn and build smart money habits. It began offering services in 2016.

In 2024, the FOC was composed of a Financial Coach, a Career Services Coordinator, a Retention Specialist and a Benefits Specialist. The department worked collaboratively with all departments of New Community Career & Technical Institute (NCCTI) from Admissions to HSE/GED services offered to the community.

The FOC aims to help NCCTI students and members of the community create a budget and improve their credit scores, as well as help them with their saving habits to increase financial stability.

In 2024, the FOC **conducted over 80 workshops for NCCTI students**. The workshops included NCCTI's Financial Coach, Career Services Coordinator and Retention Specialist. Many of the workshops included guest visitors.

FOC Outcomes in 2024

40
Job Placements

119
Participants in Financial Digital Workshops

Over 80
Workshops for NCCTI Students



New Community Federal Credit Union (NCFCU) is a not-for-profit, cooperatively owned and governed, federally insured, NCUA-designated low-income credit union (LICU). NCFCU is a certified Community Development Financial Institution (CDFI) in good standing. It was founded with the specific mission of serving low- to moderate-income and minority communities beyond the reach of banks and mainstream credit unions.

NCFCU offers its members minimal-fee ATM services, allowing them to access cash 24/7, 365 days a year, in a safe and convenient environment. Additionally, members of NCFCU receive a fraud alert if their card is compromised, ensuring that their financial security is always a top priority.

In 2024, NCFCU served **3,694 members** and provided **45 new short- and long-term loans**. These loans are vital for the underserved community that NCFCU serves, where the average median income of members is below the county's median income. Additionally, in 2024, NCFCU assisted **42 clients with first-time homebuyer, post-purchase and financial counseling services**.

The New Community Federal Credit Union is dedicated to providing its members with various services with minimal or no fees. These services include money orders, wire transfers, same-day ACH, cashier's checks, online statements, online loan applications, mobile access to accounts, checking/draft accounts, saving/regular share accounts and money market and holiday club accounts. Our goal is to offer a broad range of services that are affordable and accessible to our members.



Operating Hours:
Monday to Friday, 9 a.m. to 3 p.m.

Website:
www.newcommunityfcu.org

Family Resource Success Center

The Family Resource Success Center serves as an information and referral hub for the services that NCC offers.

Additionally, it links visitors to services available through local, state and federal government agencies, as well as non-governmental, nonprofit and other social service agencies.

Services include financial literacy, SNAP (food stamps), energy assistance, homelessness assistance, substance abuse services, lead abatement assistance, diabetes supplies, eyeglasses, rental assistance, health care services, prenatal programs and free tax preparation.

Personnel link individuals to New Community's Emergency Food Pantry, housing resources (through New Community and other area agencies), Essex County Division of Family Assistance and Benefits (Welfare) and furniture resources.

The Family Resource Success Center is housed in New Community's Health Care Building at 274 South Orange Ave., Newark, and can be reached by phone at 973-565-9500.

Services Rendered in 2024:

| | |
|----------------------------|------------------------|
| 441 | 52 |
| Security/Rental Assistance | Furniture |
| 348 | 44 |
| Tax Preparations | Housing |
| 114 | 38 |
| Tax Prep Inquiries | SNAP Benefit Inquiries |
| 70 | 53 |
| Utilities | Other |

Projects:

| |
|---|
| 149 |
| June to December – Gift Cards Given from FEMA Grant to Combat Food Insecurity |
| 65 |
| August to September – PSE&G and NJ SHARES Customer Support Energy Assistance Applications Completed Online |
| 25 |
| May to December – SNAP benefit sign-ups |

Emergency Food Pantry

New Community operates an emergency food pantry starting the first business day after the 15th of every month to aid individuals and families who are in need of food supplies.

Food is distributed out of the Resident Services office, located at 220 Bruce St., Newark, from 10 a.m. to 2 p.m. while supplies last.

There is also a Community Food Distribution that occurs at the same location on the first Tuesday of every month from 10 a.m. to 2 p.m. while supplies last.

In 2024, **4,296 people were served** at the New Community Emergency Food Pantry through donations from the Community FoodBank of New Jersey.



The pantry also offered a **Thanksgiving Provision Giveaway of 10 ShopRite gift cards totaling \$500.**

Better Life

Better Life, which began serving members of the community in 2018, has three distinct offerings: an engagement center, respite services and supportive housing.

New Community built, owns and manages the Better Life building and contracts with Collaborative Support Programs of New Jersey (CSPNJ) as the service provider.

The Better Life Engagement Center welcomes any individual experiencing homelessness. Staff members help visitors obtain documents, find permanent housing, search for jobs, write resumes and prepare for interviews. Visitors receive food, water and coffee and can participate in group activities.



Essex County Wellness Respite Services is available for individuals in crisis who have mental health or substance abuse issues. The program offers 10-day stays in private bedrooms and teaches guests skills to cope with their issues while providing a place to relax and reset to get back on their feet.

The second floor of Better Life provides supportive housing units for chronically homeless individuals. There are 20 units that receive Project Based Vouchers (PBVs) for the residents. These PBVs are administered by the Newark Housing Authority, as the Contract Administrators. CSPNJ provides direct case management and supportive housing services to the residents.

Early Learning Centers

New Community's two early childhood learning centers provide critical services to the youngest members of the community.

Educational instruction at the two centers in Newark — Community Hills Early Learning Center (CHELC) and Harmony House Early Learning Center (HHELC) — is supplemented with summer enrichment programs, daily nutrition and family worker support. Combined the centers served **192 children for the 2024-2025 school year.**

CHELC served **40 infants and toddlers in Early Head Start** and **105 pre-K students** for a total of **145 children** for the 2024-2025 school year.

HHELC served **32 infants and toddlers in Early Head Start** and **15 pre-K students** for a total of **47 children** for the 2024-2025 school year.



Children and parents celebrated Thanksgiving at Community Hills Early Learning Center (CHELC) on Nov. 27.



Staff members with graduates of Harmony House Early Learning Center (HHELC) on June 21.



Community Hills Early Learning Center (CHELC) hosted a fall themed trunk-or-treat on Oct. 31.



Harmony House Early Learning Center (HHELC) held a Breast Cancer Awareness Walk on Oct. 18.



Community Hills Early Learning Center (CHELC) students performed in a Black History Month event on Feb. 23.



Students of Community Hills Early Learning Center (CHELC) performed during graduation on June 21.

Youth Services

New Community Youth Services offers youth-centered and family-oriented activities throughout the year. The programs and events promote academic learning, STEAM (science, technology, engineering, the arts and mathematics), family engagement, leadership development and recreation.

The department served **3,014 youth** in 2024 with the following programs:

- After School Programs
- Saturday Fun Club
- Summer Camp
- Teen Empowerment Network (T.E.N.)
- Father-Daughter Dance
- Back 2 School Jam
- Community Halloween Party
- Breakfast with the Grinch



One of the many Summer Camp 2024 trips.



The Father-Daughter Dance on April 20.



Students in the after school program performed The Wiz on May 22.



The Youth Services Halloween Party on Oct. 26.



Breakfast with the Grinch on Dec. 14.



The after school program Black History Month program on March 1.



The Back 2 School Jam on Sept. 14.

Adult Learning Center

The NCC Adult Learning Center serves students 16 and older and out of the school system with a comprehensive array of day, evening and Saturday educational programs, along with free workshops and services.

In 2024, the Adult Learning Center student population was made up of more than 900 students with most students falling between the ages of 25 and 44. The majority of students identified as Hispanic-White. The highest place of birth for students was Haiti. English for Speakers of Other Languages was the most popular program of study.

The Adult Learning Center was staffed with **11 part-time employees**: eight instructors and three administrative employees. It had **three part-time volunteers**: two educational and one maintenance.

The center is open Monday through Thursday and can be reached by phone between the hours of 9 a.m. and 6 p.m. at 973-558-5536.

Free Services in 2024:

165

Eye Screenings

114

Back to School/
Christmas Gifts

68

Health Screenings

14

Mammograms

494

Total

46

Immigration Workshop
101

46

Nutrition

14

Photography

27

Flu Shots

Students in 2024:

597

English for Speakers of Other
Languages (ESOL)

215

Adult Basic Education, Pre-HSE,
High School Equivalency (HSE)

52

Civics

50

Computers (Microsoft Word)

914

Total

Extended Care Facility

New Community Extended Care Facility is a 180-bed skilled nursing facility in Newark that serves inner city residents (including seniors, disabled adults and those with mental health challenges).

The facility specializes in offering patient-centered care for individuals with Alzheimer's disease and dementia.

The ultimate goal is to ensure all patients receive quality care. Extended Care achieved that goal since the facility maintained an overall four-star rating from medicare.gov.

In addition to the traditional sub-acute and long-term care services provided, Extended Care also offers hospice and respite care. Excellent rehabilitation services are available, along with a successful structured activity program for individuals with Alzheimer's and dementia care needs.

Spiritual care is extremely important at Extended Care, regardless of an individual's religious beliefs. The facility has a newly renovated chapel, which received an opening blessing from Cardinal Joseph Tobin on March 27 (see page 5 for more information). The chapel is available for use by those of all faiths.



Extended Care hosted Adopt-a-Resident Day on May 15 to show appreciation to its residents.



Extended Care residents and staff members celebrated Black History Month on Feb. 23.



Cardinal Tobin offers communion to an Extended Care resident during the facility's chapel blessing on March 27.



Residents and their family members enjoyed a Christmas party at the facility on Dec. 18.



Extended Care residents participated in an Antibiotics Stewardship Awareness event on Nov. 20 where they learned the importance of only taking antibiotics when necessary.



Extended Care celebrated Halloween on Oct. 31.



Family Service Bureau of Newark (FSB)

Family Service Bureau of Newark (FSB) offers comprehensive mental health and substance use treatment services to families and individuals who reside in Essex and West Hudson counties. Fully licensed therapists treat faceted mental health and addiction struggles in offices in Newark and Kearny.

FSB is dedicated to preserving, educating, supporting, strengthening and enriching family life through prevention, intervention and community education programs that assist families, children and individuals in realizing their full potential.

FSB has been serving the needs of its communities since 1882. It is a licensed outpatient mental health and substance abuse treatment center providing psychiatric evaluation and intervention, along with medication monitoring. FSB aims to provide consumers with the appropriate resources to improve their quality of life.

Since the beginning of the COVID-19 pandemic, FSB has adopted a hybrid treatment model, providing both telehealth and in-person services to provide clients with safer environment options for the continuation of treatment. This innovative treatment modality has helped maintain attendance and client engagement. FSB also offers NCC employees free and safe treatment through its Employee Assistance Program (EAP). Throughout 2024, senior residents in NCC housing and families of NCC's shelter, Harmony House, were also assisted with mental health and substance abuse services.

FSB works and provides culturally and



Representatives from Family Service Bureau of Newark (FSB) provide information during the 2024 New Community Health Fair on July 25.

linguistically appropriate services to the Spanish-speaking population. Moreover, the division provides services to youth in collaboration with six Newark Public Schools through its Family Crisis Intervention Unit (FCIU).

In 2024, FSB partnered with The Black Poster Project to host A Gathering of Hope & Healing on April 27 at Monsignor William J. Linder Plaza in Newark. The event raised awareness about addiction and mental health and included posters showcasing lives lost to addiction and speakers who recounted their struggles with substance abuse. *See page 8 for a full recap of the event.*

FSB Statistics for 2024:

605
Total Intakes

562
Mental Health Intakes

861
Substance Abuse Group Participants

43
Substance Abuse Intakes

122
Psychiatric Evaluations

6,122
Mental Health Individual Sessions

301
Medication Monitoring

347
Substance Abuse Individual Sessions

37
FCIU case openings

306
Mental Health Group Participants

16
FCIU case closings

Resident Services

The Resident Services Department employs Resident Services Coordinators who provide personalized attention to New Community tenants as liaisons for specialized care and services for seniors, disabled adults and low-income families.

In 2024, the Resident Services Department provided the following:

- **7,806 home visits/quality-of-life inspections.**
- **4,986 activities** for residents.
- **5,788 cases** managed.
- **1,608.53 case management hours.**

Services Include:

- Social and recreational activities
 - Translation assistance
- Workshops on life skills and health
 - Job training and development
 - Transportation
- Access to general and mental health doctors and agencies



Residents of Associates, Commons Senior, Manor Senior, Orange Senior and Roseville Senior gathered at Meditation Park for lunch on Aug. 27.



Orange Senior hosted Zumba for residents on Nov. 11.



Commons Senior held a Mother's Day celebration for its residents on May 10.



Gardens Senior hosted a health event on Oct. 3 that included bingo.



Employees at Manor Family at 225 Hunterdon St., Newark, organized Cleanup Day on July 26 where they also handed out items to residents.



Newark West Ward Councilman Dupré Kelly hosted a Mother's Day celebration at Manor Senior on May 9. Council Member at Large Louise Scott-Rountree also attended.

Supportive Assistance to Individuals and Families (SAIF)

Supportive Assistance to Individuals and Families (SAIF) is a two-year program that provides resources to families and individuals who have received public assistance for 48 months or more. It offers intensive case management with a continuation of services for WorkFirst NJ recipients.

Intensive case managers meet with clients to identify and work through their barriers. They connect clients to resources such as housing, job training programs and permanent employment.

In 2024, SAIF served **375 clients**. The program provided **6,601 informational and other resources**.



Home Friend Program

The Home Friend Program is designed for seniors who need extra help with their daily living needs.

Seniors must be 60+ years old residing in Newark's Central Ward and have Medicare only to be eligible for this program.

In 2024, there were **50 clients served** and **4,992 client hours performed** for the Home Friend Program.

Human Resources

NCC’s Human Resources Department provides employment services to all of the organization’s service areas.

A large part of New Community’s success and fulfilling its mission depends on its employees who are committed to servicing our community. The NCC Human Resources Department is proud to be the driving force in recruiting and retaining dedicated staff. Our focus continues to be providing employee-related services so that our staff members can continue to do the critical work throughout our program service areas. We continue to provide all human resources activities, employee relations, benefit administration and recruitment efforts, with NCC’s mission.

With an organization that spans a cross section of community services and internal operations, challenges continued in recruitment in 2024. However, through expanded recruitment efforts and community engagement, we saw a record number of applicants with a 51 percent increase in applicants compared to 2023. This was a highlight for NCC HR.

Among our major initiatives was the design and development of a new employee performance evaluation system. A new evaluation approach was created to better reflect position-specific performance measurement standards and provided an improved method for employee feedback. This project will continue in 2025.

An organization focused on helping others depends on its employees caring for themselves. NCC HR continued to put energy behind the NCC employee wellness program. 2024 was our wellness program’s fifth anniversary. Our wellness program has resulted in improved health metrics and more efficient usage of health insurance benefits.

We are not only an organization for the community. We are part of the community as we are proud that 53 percent of our employees reside in the city we serve.

2024 Employee Metrics:

- Employees: **430**
- Newark Employee Residents: **53% of workforce**
 - New Hires: **96**
 - Applicants: **7,254**

Human Resources Provides:

- Organizational Development
- Recruitment & Onboarding
- Employee Development & Training
 - Employee Engagement
 - Performance Management
- Risk Management & Compliance
 - Labor Relations

Finance

New Community Corporation’s Finance Department handles the organization’s financial needs.

In 2024, the Finance Department had **59 separate operating entity monthly reports, 40 tax returns filed and 25 audits completed.**

2024 Financial Data

- | | |
|--|---|
| • Total Revenue: \$67,918,322 | • Total Medical Benefits/401(k): \$2,813,647 |
| • Total Capital Expenditures: \$898,396 | • Property Taxes Paid to City of Newark: \$2,229,243 |
| • Total Assets: \$278,679,225 | • Total Insurance: \$3,843,218 |
| • Total Utility Bill: \$3,544,416 | • Annual Payroll: \$17,218,389 |

Security

New Community’s Security Department is responsible for creating and maintaining a safe and secure environment for New Community tenants, employees and guests.

In 2024, New Community’s Security Department remained committed to ensuring the safety and well-being of all residents, staff and visitors. The cooperation of the entire New Community organization was essential in creating a safer and more secure environment for everyone.

Through enhanced patrols, upgraded technology and strengthened partnerships with local law enforcement, we significantly improved overall safety at New Community. We maintained an around-the-clock security presence with a dedicated team of trained security officers and increased patrols in high-risk areas, including stairwells and parking lots.

Additionally, we maintained a close working relationship with the Newark Public Safety Collaborative (NPSC), sharing vital information to uphold a safe and secure environment.

82

Security Employees

459

Incident Reports

2,845

Task Force Site Checks

177

Transports

4,981

Post Inspections

Environmental Services

The Environmental Services Department services and maintains all of New Community Corporation's housing and commercial properties on a day-to-day basis.

The department is responsible for the upkeep and repair of buildings and facilities, including performing routine maintenance, repairs, turn-overs, installations, grounds and responding to maintenance requests from residents. Staff members have to diagnose and repair problems with building equipment, which includes HVAC, plumbing, carpentry and electrical. Environmental Services also ensures that safety systems are properly functional like fire alarms and smoke detectors.

2024 Numbers:

- Completed Work Orders: **13,900**
 - Total Employees: **75**
 - Superintendents: **14**
- Administrative Staff Members: **4**

Chelsea-Warren Construction

Chelsea-Warren Construction, a subsidiary of New Community, manages NCC construction projects.

In 2024, the company was involved in the following activities in the NCC network:

- Supervised and managed capital improvements on all NCC housing properties and commercial entities.
- Worked on new initiatives for future development, including projects at the Homes Court site and five two-family houses for first-time homebuyers in Newark.

Real Estate Development

Real Estate Development is driven by NCC's mission to improve the quality of life of residents by creating affordable housing that rebuilds communities and recreates stable neighborhoods.

In 2024, NCC was active in identifying and beginning to undertake new real estate development projects and continuing efforts on proposed projects. NCC has a number of opportunities to implement, especially in the NCC footprint. The organization has a long and successful history in developments that make a difference in the lives of inner-city residents. These developments focus primarily on quality, affordable housing but have also included a charter school, workforce training center and an extended care facility.



A rendering of The Morris, to be built on Morris Avenue in Newark next to the New Community Property Management office and across the street from Gardens Senior.

NCC is currently developing a 120-unit project on the Homes Court two-acre site. The organization introduced the project, called The Morris, to the public during a Community Meeting in June. (See page 4 for more information about the meeting.) This project will house families and includes one-bedroom, two-bedroom and three-bedroom units, all Section 8 subsidized housing. NCC is currently developing the sources of necessary capital and will submit applications in 2025 for state financing. NCC expects to take advantage of the Aspire program to provide the necessary capital. The organization is also in discussions with the New Jersey Housing and Mortgage Financing Agency (NJHMFA) on financing for the project.

NCC has also begun an initiative to provide first-time homeownership opportunities. NCC has acquired four parcels on 15th Avenue in the Central Ward from the City of Newark. On these parcels, NCC will build two-family units with one owner-occupied and one rented. NCC brings the building expertise of Chelsea-Warren Construction to the project. In addition to the four parcels on 15th Avenue, NCC plans to build another two-family unit at 20 Bathgate Place, which the organization owns. In this important initiative, NCC's goals are to sell these properties to owner-occupied first-time homebuyers with low or moderate incomes. Financial and management training will be provided as well as down payment assistance. NCC has received a commitment letter from the New Jersey Redevelopment Agency (NJRA) for financing of the construction and pre-development costs. Construction is anticipated to begin in 2025.

The implementation of new real estate developments requires imagination and effort. NCC, which has such a grand history of inner-city development, hopes to add to that portfolio in the near term.

Supporters & Collaborators

New Community wouldn't be able to provide its services without the support of others. We want to thank all of our supporters and collaborators who have helped make our mission a reality, including the following:



Board of Directors & CEO

New Community has a Board of Directors and a Chief Executive Officer.



Mr. Edgar Nemorin
Board Interim Chairman
and Treasurer



Mr. Newton Richards
Board Secretary



Mr. Barry Baker
Board Member



Mr. Fernando Colon
Board Member



Ms. Diane Johnson
Board Member



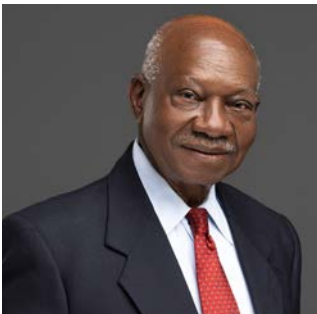
Mr. Anthony Marchetta
Board Member



The Honorable Jerome St.
John, Board Member



Ms. Madge Wilson
Board Member Ex-Officio



Dr. A. Zachary Yamba
Board Chairman Emeritus



Ms. Simone Gagneron
Chief Executive Officer

Stay Connected

New Community has a strong online presence and encourages everyone to connect digitally.

Check us out online: [newcommunity.org](https://www.newcommunity.org)

Follow us on social media:



Facebook
www.facebook.com/NewCommunityCorporation



X (Formerly Twitter)
[@NewCommunityCor](https://twitter.com/NewCommunityCor)



Instagram
[@newcommunitycorp](https://www.instagram.com/newcommunitycorp)



LinkedIn
www.linkedin.com/company/new-community-corporation



YouTube
www.youtube.com/user/NewCommunityNewark

Sign up for **email alerts** in the Contact Us section of [newcommunity.org](https://www.newcommunity.org)



Support us by making an **online donation** at [newcommunity.org](https://www.newcommunity.org)

NEW COMMUNITY



233 West Market Street

Newark, NJ 07103

973-623-2800

newcommunity.org



***Our Mission:** To help residents of inner cities
improve the quality of their lives to reflect
God-given dignity and personal achievement.*