

TOD in Your Downtown *Forum Series*

Affordable Housing + TOD: Obligations and Opportunities



Friday, February 7, 2025
9:30AM – 12:00PM

Rutgers, The State University of New Jersey
Edward J. Bloustein School of Planning and Public Policy
Gov. James J. Florio Forum
33 Livingston Avenue, New Brunswick, NJ 08901



with support from



Program

9:30 am – Registration and Networking

10:00 am – Welcome

Stephanie DiPetrillo, Research Project Manager,
Alan M. Voorhees Transportation Center, Rutgers University

10:05 am – Introduction

Natalie Pineiro, Executive Director, Downtown New Jersey

10:10 am – NJ Affordable Housing Overview

Jonathan Sternesky, Director of Policy & External Affairs,
New Jersey Housing & Mortgage Finance Agency

10:20 am – Panel Discussion

Christopher Pugliese, Director of Housing Development,
Affordable Housing Alliance

Kristen Mitchell, Director of Transit-Oriented Development,
NJ TRANSIT

Lorissa Luciani, Administrator for the Housing Production
Unit, Division of Housing & Community Resources,
NJ Department of Community Affairs

Patrick Terborg, Managing Member, TD+Partners

Staci Berger, President & CEO, Housing and Community
Development Network of New Jersey

*Moderator: Leigh Ann Von Hagen, Executive Director,
Alan M. Voorhees Transportation Center, Rutgers University*

11:35 am – Audience Questions

11:55 am – Closing Remarks

Megan Massey, Director, Transit Friendly Planning, NJ TRANSIT

Speakers



Christopher Pugliese

*Director of Housing Development,
Affordable Housing Alliance*

Christopher Pugliese joined the Affordable Housing Alliance (AHA) as Director of Housing Development in June 2021. He oversees all current and future affordable housing initiatives.

Previously, he served as Project Director at Conifer Realty for six years, where he successfully implemented and completed the development process for over 600 affordable homes across New Jersey, Philadelphia, and Westchester County, NY. He contributed to expanding affordable housing with the City of Long Branch Housing Authority, and serves on the Board of Trustees for the Supportive Housing Association of New Jersey. In addition, he has served as an instructor for Rutgers University's Housing Authority Executive Director Certification Program, demonstrating his commitment to sharing expertise in the field.



Jonathan Sternesky, Ph.D.

*Director of Policy & External Affairs,
New Jersey Housing & Mortgage Finance Agency*

Dr. Jonathan Sternesky is the Director of Policy and External Affairs at the New Jersey Housing and Mortgage Finance Agency (NJHMFA), where he provides policy analysis, develops programs to

advance the Agency's mission, and promotes awareness of its accomplishments. During his tenure, NJHMFA has achieved historic investments in affordable housing, established a permanent funding source for special needs housing, and supported landmark legislation. Previously, Jonathan served as East Brunswick's Economic Development Officer and Legislative Director in the New Jersey General Assembly. He is an adjunct professor, a member of his local Zoning Board, and holds a B.A. from Kean University, an MPA from Seton Hall, and a Doctorate in Public Administration from West Chester University.



Kristen Mitchell

Director of Transit Oriented Development, NJ TRANSIT

Kristen Mitchell is the Director of Transit Oriented Development at NJ TRANSIT, where she drives TOD initiatives on NJ TRANSIT-owned land, collaborating with internal and external stakeholders to boost ridership, expand

transportation options, and promote sustainable, equitable, and walkable communities. Before joining NJ TRANSIT, Kristen held leadership roles in Baltimore, including Executive Director of the Market Center Merchants Association and Manager of Infrastructure and Development at the Maryland Department of Planning. She also served as project manager for 1000 Friends of Maryland. Kristen holds a B.S. in Geography from Penn State University and a Master's in Community Planning from the University of Maryland.



Leigh Ann Von Hagen, PP, AICP

Executive Director, Alan M. Voorhees Transportation Center, Rutgers University

Leigh Ann Von Hagen is Executive Director of the Alan M. Voorhees Transportation Center at Rutgers University's Bloustein School. A licensed planner with over 20 years of experience, she

focuses on creating inclusive, healthy, and active communities. Her expertise includes pedestrian, bicycle, and micromobility safety, transportation equity, safe routes to school, and accessibility. She has led research, developed policies, and conducted training on topics such as Complete and Green Streets, Health Impact Assessments, and transportation funding. She is dedicated to community-based initiatives and partnerships that promote environmental and policy change through education, design, and advocacy.



Lorissa Luciani, PP, AICP

*Administrator for the Housing Production Unit,
Division of Housing & Community Resources, New
Jersey Department of Community Affairs*

Lorissa Luciani, PP, AICP, is the Administrator for the Housing Production Unit within the New Jersey Department of Community Affairs (NJDCA),

overseeing the National Housing Trust Fund, HOME, and Affordable Housing Trust Fund programs. Previously, she served as Director of Planning & Code Enforcement for West Deptford Township and Director of Community Development in Cherry Hill Township, managing construction permitting, zoning, code enforcement, and affordable housing production. A licensed planner with extensive public and private sector experience, Lorissa is an active leader in professional organizations, including the American Planning Association – New Jersey Chapter and the Rowan University Community & Environmental Planning Advisory Board. She is a Rutgers University Edward J. Bloustein School graduate and a former Principal Planner with NJDCA's Office of Smart Growth.



Megan Massey

Director, Transit Friendly Planning, NJ TRANSIT

Megan Massey is the Director of Transit Friendly Planning at NJ TRANSIT. The Transit Friendly Program was established in 1999 and has been committed to providing planning assistance to communities interested in planning for transit

supportive land use and transit-oriented development at and surrounding NJ TRANSIT passenger facilities. Prior to joining NJ TRANSIT in 2018, Ms. Massey worked for Hudson County as a Transportation Planner. In her work at the County, she managed corridor studies, the update to the Open Space Trust Fund, as well as several NJTPA funded planning efforts. Ms. Massey was recently appointed to the Planning Board in Red Bank and serves as a board member on the Environmental Commission. Ms. Massey has a Master of City and Regional Planning from Rutgers University.



Natalie Pineiro

Executive Director, Downtown New Jersey

Natalie Pineiro is the Executive Director of Downtown New Jersey and Founder and CEO of INK Creative Strategies, a consulting firm specializing in campaigns for small to mid-sized entities, nonprofits, and government agencies.

Previously, she served as Vice President of Strategic Partnerships at the New Jersey Redevelopment Authority, leading marketing and communication efforts. Natalie also served as Executive Director of the Downtown Somerville Alliance, where she advanced economic development, managed beautification projects, and created experiences that attracted diverse populations. With expertise in public relations, strategic communication, and community engagement, she is a recognized leader in downtown revitalization across New Jersey.



Patrick Terborg

Managing Member, TD+Partners

Patrick Terborg is a real estate developer and a founder and managing member of TD+Partners. At TD+Partners, Mr. Terborg's work involves structuring mixed finance transactions utilizing NMTC, LIHTC, state tax credits, municipal PILOTs,

and other incentive programs. His work has served as a catalyst to further redevelopment in some of New Jersey's major urban municipalities. He has over 25 years of real estate development and corporate leadership experience. Mr. Terborg is committed to making the world a more equitable and sustainable place to live.



Staci Berger

President & CEO, Housing & Community Development Network of New Jersey

Staci Berger is the President and CEO of the Housing & Community Development Network of New Jersey, a statewide association of over 270 organizations dedicated to creating affordable

housing, revitalizing communities, and advancing community development in New Jersey. Previously, she served as the Director of Advocacy & Policy for the Network and as Political and Legislative Director at New Jersey Citizen Action, where she developed political, legislative, and electoral strategies. Staci holds a Master's in Public Affairs and Politics from Rutgers University and has trained with the Midwest Academy. Her professional accolades include the Edward J. Bloustein School Career Achievement Award and the Rose House Golden Rose Award for Advocacy. She serves on the National Low Income Housing Coalition Board and advises institutions like PNC Bank and Valley National Bank on community investment. A recognized expert on housing issues, she has been featured in outlets such as MSNBC, NPR, *The New York Times*, and *The Wall Street Journal*.



Stephanie DiPetrillo

Research Project Manager, NJTOD, Alan M. Voorhees Transportation Center, Rutgers University

Stephanie DiPetrillo is a Research Project Manager at the Alan M. Voorhees Transportation Center at Rutgers University's Bloustein School of Planning and Public Policy. She directs NJTOD in partnership

with NJ TRANSIT's Transit Friendly Planning program, advancing the development of dynamic, transit-centered communities. Her research delves into the critical relationship between transportation and land use, with a strong focus on expanding transit access, improving service quality, and strengthening public transportation through transit-oriented development, transit friendly planning, and strategic enhancements to the built environment. Stephanie holds a BA in Economics and an MCRP from Rutgers University, as well as an M.Arch from NJIT.



NJTOD, published since 2005, is designed to keep municipal officials, planners, and advocates up-to-date on the potential for development and redevelopment around transit stations. This partnership between NJ TRANSIT and the Bloustein School's Alan M. Voorhees Transportation Center (VTC) at Rutgers University aims to enrich the transit-oriented development (TOD) conversation in New Jersey's diverse communities by highlighting what is happening in the state and around the country: best practices, model programs, legislation, and local problem-solving experiences. Visit us at: www.njtod.org, follow us, or register for our weekly newsletter at: go.rutgers.edu/njtod-news



Downtown New Jersey is a non-profit membership organization of individuals, businesses, developers, government agencies, and local and regional entities that are passionate about downtowns. Downtowns reflect our communities' unique identities, provide a focal point, a convenient local place of commerce, and offer a sense of place where people can gather and truly be a community. DNJ provides advocacy, education, and technical assistance resources dedicated to ensuring the vitality of our downtowns. Learn more at: www.downtownnj.com



The Transit Friendly Planning Program at NJ TRANSIT is a community-focused planning program at New Jersey's statewide public transportation agency. It offers decades of experience in assisting municipalities across New Jersey with community engagement, data, education, strategic partnerships, and technical assistance centered around station area planning. The Program strives to promote equitable, economically resilient, and environmentally sustainable development that improves the quality of life for all. Connect with us at: www.njtransit.com/transitfriendly