

**SHA 20<sup>th</sup> Annual Membership Meeting**  
**February 7, 2018**  
**Mary Roebling Building, Trenton NJ**

1. Meeting was called to order at 10:15 AM by Nominating Committee Chair Krystal Odell. Krystal thanked everyone who made the effort in challenging weather to be present.  
\*Note: The state of NJ had a 2 hour delayed opening.  
Everyone introduced themselves around the room by name and affiliation. 60 people were in attendance representing housing developers, supportive services providers, advocates, government representatives, corporate vendors and families.
2. Minutes of the October 2017 meeting were approved. Motion: Tom Toronto motioned; Jim Mulroy second.
3. Krystal Odell as Nominating committee announced the slate of board nominees for 2018 and called attend to the full list of profiles distributed.

For a first two-year term: Brian Kulas, James Marhold,  
Randi Moore, and Yvonne Surowiec

For a second two-year term: Noah Freiberg

For a third two-year term: Lorraine D'Sylva-Lee, Richard  
Skorupski, and Tom Toronto

The continuing members of the Board of Trustees are:

Tim Doherty, emeritus, Jim Mulroy, Melody Federico, Carol  
Dougherty, Steve Schoch, Scott Mullarkey

The membership voted unanimously to approve the slate. Tom Toronto motion; Luis Berrios second. See profiles of 2018 SHA Board of Trustees: <http://www.shanj.org/about/board-staff>

4. Diane Riley, SHA executive director gave the following updates:
  - a. Diane thanked outgoing board members Cherry Oakley, Krystal Odell, and Traci Battis for their years of dedication and tireless work on behalf of SHA. Board and Committee Membership - SHA had a great response to our request for interested board members and Diane added a note of welcome to our newly elected board members Brian, Jim, Randi and Yvonne. The SHA

board will be reaching out to invite members to be more involved by joining one of our committees (Membership, Conference, Advocacy Policy Committee). The new co-chairs of the Advocacy Committee Bob Titus of NJCDD and Katie Mulcahy of RHD were introduced. The committee will begin by created a more formalized list of committee members who will meet regularly to formulate SHA's policy, direction and advocacy agenda. Anyone interested should reach out to Diane, Katie or Bob and were invited to stay for the committee meeting today following the membership meeting.

- b. Diane welcomed new SHA Members Credible Behavioral Health Software, JESPY House, Jewish Services for the Developmentally Disabled (JSDD), Morris Blue, Arc of Mercer and Arc of Union. In an effort to serve all of our members better and make these meeting as meaningful as possible SHA will be looking to all of our members to respond to a survey in the coming weeks. Information derived from the survey will help with SHA planning and the development of member services.
- c. Grant - SHA has two new resources to add to our Housing Guide work of 2017 thanks to NJ Council on Developmental Disabilities (NJCDD) grant. 1) A Case Studies companion Guide will offer candid stories highlighting steps involved in creating individualized housing solutions. 2) A Spanish version of the Housing Guide. Both will be posted our website next week. SHA was awarded a 2018 grant from NJCDD which will create new visual resources – virtual tours of housing options and interviews with individuals and families involved in obtaining the housing and also explore other topics such as smart home technology, individual budgets, employment, and rental vouchers. Also part of the grant scope is a research project which will look at best practices across states to see if we can identify specific areas of improvements taking the very best from other states in the delivery of services and adopt policies

that increase housing opportunities. Our partners in the grant are Arc of NJ, Autism NJ, Autism Speaks, Housing and Community Development Network of NJ (HCDNNJ)

- d. Our conference in December was a great success. Those that could not attend were invited to pick up the conference journal to review the workshops. Presentations for all the workshops are posted on the SHA website.
5. Katie Brennan, Deputy Policy Director on the Housing Transition Advisory Committee for Governor Phil Murphy reviewed the Housing Transition Report (Executive Summaries were distributed). Katie reviewed the scope of the committee which was to recommend to the Governor priorities and actions to improve housing that could be taken in the first 60 days and which would not involve a significant investment. Six priorities and actions around those priorities included: 1) Commit to address the state's housing crisis through statewide coordination which would include reinstating the Senior Deputy Commission of Housing and statewide commission on housing. 2) Incentivize housing production by endorsing an expansion of the Neighborhood Revitalization Tax Credit (NRTC) and by promoting a one stop shop at NJ Housing and Mortgage Finance Agency. 3) Reduce barriers to creating housing such as streamlining approvals and tasking the statewide commission to remove impediments and regulations 4) Providing legal assistance to individuals facing eviction and foreclosure by developing a pilot for legal representation for low income residents facing eviction and foreclosure and enforcing New Jersey law against discrimination. 5) Combat foreclosure crisis by utilizing foreclosed homes for affordable rental and homeownership, codify the mediation process, revise current regulations impeding foreclosure programs (like Mass. and R.I.) and directing the Attorney General to pursue \$600 million in Wall Street settlements. 6) End homelessness by setting a progressive housing first policy which would include banning tenant blacklisting, and endorsing legislation that allows towns to increase homeless trust funds. The full report can be found: [Report of the Housing Transition Advisory Committee](#)

6. Diane reported for Ben Haygood at HCDNNJ. The network is inviting people to participate in weekly advocacy opportunities encouraging Gov. Murphy to include in his budget announcement (March 13) an investment in affordable housing outlined in the Build a Thriving NJ campaign. Other important event dates include: March 21, DC Lobby Day, June 7 NJ Lobby Day and July (date TBD) Congressional Reception in DC. SHA is a sponsor once again for the Congressional Reception. Richard Brown of Monarch Housing briefly discussed the events importance.
  
7. Maria Maio-Messano, Field Office Director, US Dept. of Housing and Urban Development (HUD) gave an update emphasizing a few important programs. The department is working with the Department of Justice to increase the DOJ efforts to protect women from harassment by landlords, property managers, maintenance workers, security guards, and other employees and representatives of rental property owners including outreach for tenants to know their rights. There is a process in place to file a complaint about discrimination (see [Hud website](#)). Recently HUD awarded \$800,000 to NJ providers to fight housing discrimination. HUD was pleased to be part of the development of two group homes for the developmentally disabled in Middletown, New Jersey. The group homes were funded almost entirely through the HUD 811 Supportive Housing program, which supports successful and innovative state approaches to providing integrated supportive housing for people with disabilities. The homes were the last HUD 811 projects in New Jersey. Monarch and Allies were two SHA partners that were involved in the development. On the topic of foreclosures, Maria reminded attendees that HUD can do little to fight foreclosure when they are called in at the very last minute. Residents should be reminded to immediately report income changes and notices received. HUD supported agencies sponsor housing counselors and in particular foreclosure avoidance counselors that can help. [https://www.hud.gov/states/new\\_jersey](https://www.hud.gov/states/new_jersey). HUD continues support and to partner with the Dept. of Labor to offer apprenticeship programs through the Occupational Centers in HUD-assisted construction and maintenance activities.

8. Olivia Barrow, Policy Analyst, for Enterprise Community Partners, led an overview of the potential impacts of the Tax Cuts and Jobs Act on affordable housing and community development programs. The presentation reviewed the legislations short timeline from drafting to signing, a comparison between the house and senate versions and the highlights of the final bill beyond lowering the top corporate tax rate from 35 to 21 percent. Several tax credits were retained including: Low -Income Housing Tax Credit with no modifications, Private activity bonds, including multifamily Housing Bonds, New Markets Tax Credit, and the historic rehabilitation tax credit (HTC). It also creates **Qualified Opportunity Zones** as proposed under the Investing in Opportunity Act, which would incentivize investments in distressed communities through capital gains deferrals. Enterprise has created a National Mapping Tool to help identify Qualified Opportunity Zones. Further info can be found [Opportunity Zones](#). States have 90 days (March 21) to nominate Census Tract information for Opportunity Zones. Because of the lowered incentive to use tax credits, the Tax Cuts and Jobs Act is estimated to reduce the future supply of affordable rental housing by nearly 235,000 rental homes. The Affordable Housing Credit Improvement Act (S548/HR1661) was reviewed as a meaningful step to address this reduction. Click [here](#) for presentation.
9. Jonathan Seifried, Acting Asst. Director at DDD presented updates. The new Dept. of Human Services Acting Commissioner is Carole Johnson. Sarah Adelman has been named Deputy Commissioner with division of Developmental Disability, Div. of Aging Services and Division of Medical Assistance and Health Services under her prevue. DDD continues to focus on moving all clients to the fee for services system. 6,500 people are in process, 4,000 are done. The CCW waiver has been collapsed into the comprehensive 1115 Waiver. All services are retained. DDD issued a new development policy. Beginning July 1, 2017, the Division is no longer considering new projects for acquisition funding. Service providers will be able to accumulate reserves for site maintenance and upgrades. Division will accept requests for accessibility modifications on existing licensed homes through June 30, 2018. Though the guidance states all modifications must be completed and submitted for payment within 120 calendar days of approval, extensions can be granted on a case by case basis. Supportive Housing Connections vouchers

continue to be approved. All program participants can apply for vouchers through their support coordinators. NJ Housing and Mortgage Finance Agency (NJHMFA) has expanded the type of matching funds it will allow beyond municipal funds in the Special Needs Housing Partnership Loan Program.

10. Janel Winter, Director of Housing and Community Resources, Department of Community Affairs (DCA) reported. Lt. Governor Sheila Oliver is the new Commissioner of DCA. Robert Long is the new Deputy Commissioner at DCA. DCA continues to focus on homeless prevention. Housing vouchers continue to expand opportunities to find affordable homes. They include 500 additional housing first vouchers, 120 new vouchers to help those struggling with opioid addiction, 500 new moving on vouchers for those who no longer need supportive services, 100 new vouchers expanding the Keeping Families Together program now serving 500 families. In addition vouchers will be paired with National Housing Trust Fund (NHTF) \$\$ for new developments to help veterans. The State of New Jersey was awarded \$ 5,599,220 in NHTF funds. Applications for these funds are being accepted until May 15, 2018. Info can be found [here](#). The home energy assistance program is also taking applications now.

11 Break for boxed lunches.

- 12 Diane Riley introduced Patrick Gillespie, Regional Vice President for State Affairs for Anthem who discussed Housing as a Healthy Intervention. Affordable housing is increasingly recognized as an important social determinate of health. Mr. Gillespie reviewed NJ Medicaid policy and Amerigroup's strategy to improve outcomes and build healthy communities. Some highlights included: Amerigroup serves all Medicaid managed care populations in New Jersey and is the only New Jersey MCO plan in 2017 to achieve Commendable status accreditation by the National Council on Quality Assurance (NCQA). Medicaid is critical because it is the least expensive medical insurance. Current Medicaid enrollment is 1.7 million people, 19% of New Jersey residents. Amerigroup serves Medicaid participants in 14 states. National trend is for States to conduct their state Medicaid programs via a managed care

approach. 73% of all Medicaid members nationwide are being served by a managed care organization, vs. 27% within a FFS environment. This is cost effective for states. For every dollar spent by the State \$.85 is spend on medical costs. The State pays a fixed monthly rate per enrollee for covered services which provides the State budget stability. MCO's have an incentive to coordinate care – right care in the right setting, encourages prevention and closes gaps in care. In Managed Long Term Support Services (MLTSS) the financial incentives for MCOs and by extension the State, are aligned to maintain an adequate balance between Home and Community Based Service (HCBS) recipients and nursing facility residents. Overall, Amerigroup has transitioned 150 residents from a nursing facility to the community since the launch of MLTSS in 2014. Integrated Care (physical and behavioral health) is essential for the future both for better health and cost effectiveness. Housing along with Employment, Food Insecurity and Incarceration are key determinants of health. The new 1115 Medicaid waiver and contract includes the use of a housing specialist. Amerigroup affiliates have invested \$380 million in Low Income Housing Tax Credits over the past decade. New projects across the nation include localized Housing Initiatives tailored to meet market needs and resources. They continue to leverage current technology like the Homeless Management Information System (HMIS) to integrate services, improve communication with community partners and improve outcomes. Preliminary results are encouraging. Click [here](#) for presentation.

13. The meeting concluded at 1 PM. Next meeting of the SHA membership is scheduled for Wed, April 4, 2018
14. SHA Advocacy and Policy Committee met after the membership meeting. Formation of formal committee and briefing on current issues were the topics. Next meeting is Mon, March 5<sup>th</sup> at 2:30 by phone call.

Submitted by Diane Riley, Executive Director