

SHA 21st Annual Membership Meeting
February 6, 2019
Mary Roebling Building, Trenton NJ

1. Meeting was called to order at 10:00 AM by Governance/Nominating Committee Chair Melody Federico. Melody thanked everyone for coming. Everyone introduced themselves around the room by name and affiliation. 80 people were in attendance representing housing developers, supportive services providers, advocates, government representatives, corporate vendors and families.
2. Minutes of the October 2018 meeting were approved. Motion: Tom Toronto motioned; Marilyn Ticktin second.
3. Melody Federico thanked the outgoing board members for their years of service Carol Dougherty, Steve Schoch, Scott Mullarky and Yvonne Surowiec. The 2019 proposed slate of the board of trustees was announced. Attention was called to the full list of profiles distributed.

For a first two-year term: Gia Gore, Jack Mudge, Jacqueline Ross and Melissa Scofield.

For a third two-year term: Jim Mulroy

The continuing members of the Board of Trustees are:

Tim Doherty, emeritus, Noah Freiberg, Melody Federico, Brian Kulas, Lorraine D'Sylva-Lee, Richard Skorupski, Randi Moore, Jim Marhold and Tom Toronto

The membership voted unanimously to approve the slate. Tom Toronto motion; Bill Curnan second. See profiles of 2019 SHA Board of Trustees: <http://www.shanj.org/about/board-staff>

4. Diane Riley, SHA executive director gave the following updates:
 - a. Diane wanted to thank everyone for making our 20th anniversary conference a success. Reflecting on two decades of important work SHA is ready to step into its third decade. We start by thanking Ed Murphy who will officially retire in March. Those who worked alongside Ed know how very special he is and Diane encouraged those so inclined to write a note or email which would be

much appreciated.

- b. SHA has a new newsletter look thanks to Joseph Christensen. We also have a new “renewal process”. An e-letter was sent last week so please check in with Joseph on the process. New also this year is a membership info form. Please help us by filling it out so that we can include as much as possible about your work on our website, in our social media and newsletters.
 - c. Grant - SHA has new videos which will be posted in the next week. These videos highlight technology and apartment living in an urban mixed use building. SHA has completed a new report that identifies best practices for housing and services for people with Intellectual and Developmental Disabilities across the United States. The NJ Council on Developmental Disabilities (NJCDD) is in the process of reviewing the recommendations in the report. SHA expects to publically release the report in the next month or two. Finally, a 3 month extension of the 2018 grant will allow SHA to develop a new shorter guide to help families navigate disability services. This will be printed and available in English and Spanish.
 - d. The Supportive Housing Fund was officially launched last month. NJ Community Capital has established a \$15million dollar fund financed by Goldman Sachs for development of supportive housing projects. SHA is extremely proud of this effort that began with discussion at an early SHA investor’s council meeting.
5. Joanne Oppelt, Asst. Executive Director of Business Development at Community Access Unlimited (CAU) introduced a new supplies program opportunity to the membership. The Staples Advantage program allows members to join the coop and receive savings on supplies and printing through Staples. Staples Advantage has extended savings beyond any rewards program. The program is especially suited to smaller non-profits that do not have the economy of scale for discounts larger agencies enjoy. By pooling the membership through CAU, these savings are now available. The cost to join the coop is \$25. Diane Riley shared that she was able to

save more than the initial fee on just the printing for today's membership meeting. She was very impressed with the savings.

6. Milan Sledge, Community Outreach Specialist reported for Housing and Community Network of NJ (HCDNNJ). The network is inviting people to participate in several upcoming events. Legislative Day in DC March 29th will focus on a federal policy agenda including increases to the National Housing Trust Fund, HUD budget protections and expansion for housing vouchers, HOME and CDBG funding. SHA and several members plan on traveling to DC to join the network. State policy victories include Emergency Assistance bill signed by the Governor to extend EA benefits to caretakers and people with disabilities, the \$15 minimum wage increase which included tax credit incentives for employers who hire people with disabilities. More work will need to be done on the second EA bill which would extend benefits to people who have reached their cap after 7 years.
7. Harry Reyes, Assistance Director for Division of Mental Health and Addiction (DMHAS) gave an update. Three new RFPs have been released for the following programs: Medically Enhanced Supportive Housing (MESH), Forensic and DDI. \$100 million funding previously disclosed for addiction treatment will include \$10 million for housing. A portion of this funding will focus on those with co-occurring conditions. DCA has also agreed to make 200 sober housing vouchers available. CSS update included an announcement that of the 40 providers, 36 have been visited and reviewed. Wednesday calls (bi-weekly) continue to provide an opportunity for discussion and problem solving. Questions included the need for Low Income Housing Tax Credit support letters. Harry affirmed that he will address any housing support letter needs. Providers should reach out to him directly.
8. Gwen Orlowzki was introduced as the new Executive Director of Disability Rights NJ. Gwen has extensive background which includes Legal Services attorney, NJ Public Advocate, and some time in Washington DC at the National Senior Citizen Law Council and long term care ombudsperson dealing with justice issues surrounding aging. Since joining DRNJ she has been getting to know her amazing

staff, catching up on issues and visiting the state psychiatric hospitals. One goal she has identified is broadening her community partnerships. One participant raised concerns about the employment of people with disabilities and incentives that may be lost given the \$15 Minimum wage.

9. The morning presentation featured Janel Winter, Director of Division of Housing Community Resources of the Department of Community Affairs (DCA). Janel gave an overview of the comprehensive work of the division. There is an increase in DCA voucher households. Last year they increased their caseload by 15%. Most of the households hold Section 8 vouchers. Vouchers include 90 new for veterans, 600 through Department of Children and Families, 120 new housing first opioid addiction program. Increasingly DCA has looked to provide vouchers for National Housing Trust Fund grantees to leverage and maximize impact. The need far outstrips the resources available. As way of an illustration, last week's wait list section 8 lottery opened up 15,000 slots but 75,000 people applied. For 2019, DCA is looking to modernize with increased use of technology, grow the rental assistance program, and be responsive to new initiatives such as those that partner with hospitals. The department's preferences continue to be veterans, disability, and domestic violence survivor. While people voiced their concerns about people having access to computers for the waitlist applications, Janel noted that 70% were coming in on mobile phones. She also said providers such as Affordable Housing Alliance had been hosting support sessions.

DCA recently absorbed the Supportive Housing Connection program (SHC). SHC program manages Dept. of Human Services vouchers. Janel readily acknowledged challenges during the transition. In response she asked people to contact Elena Gaines 732-255-0832 and Janel directly if they have not been able to resolve their problems. She is adding staff to all the field offices to handle the increased volume.

10. Break for Boxed Lunches.
11. Diane Riley introduced Olivia Barrow, Policy Analyst for Enterprise Community Partners. The focus of the presentation was the new Opportunity Zones and the status of the tax regulations. Some

highlights of the presentation include:

- The Government shutdown has slowed the expected regulatory guidance considerably.
- FY 2020 Appropriations, President's FY 2020 Budget request – delayed
- 8700 Designated Opportunity Zones Nationwide
- NJ has 169 census tracts in 75 municipalities that are Opportunity Zones
- In short Opportunity Zones are a tax credit program that allows A temporary deferral of taxes on capital gains if the gains are reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed or December 31, 2026.
- The biggest benefit comes from the elimination of taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years.
- There is very little oversight of “opportunity funds”. Opportunity Funds can self-certify. There are questions regarding who will be tracking benefits to community.
- The best way to tap into these projects and opportunities is to engage with your municipalities and community partners.
- DCA and EDA are creating a navigating portal to match projects with Investors.

Marie Mascherin, Chief Operating Officer at NJ Community Capital added NJ perspective. Some noteworthy points:

- Capital commitment is slow due to uncertainty
- There is a wide range of investors at different levels
- NJCC will form and manage a fund. They are working now to Help projects become ready to be eligible.
- The most important question to ask is- Does the project Make sense for an opportunity zone investment.
- Municipalities must take an active role in the process to both safeguard and ensure the benefits to their community.
- Jeremy Nowak – President, Reinvestment Fund giving guidance to impact of community investment

Presentations available:

<http://www.shanj.org/members/meeting-presentations>

12. The meeting concluded at 1 PM. Next meeting of the SHA membership is

scheduled for Wed, April 3, 2019

13. SHA Advocacy and Policy Committee met after the membership meeting. Next meeting is Mon, March 4th at 2:30 by phone call.

Submitted by Diane Riley, Executive Director