

**SHA Open Membership Meeting
September 3, 2014
Mary Roebling Building
20 West State St, Trenton, second floor
Meeting Minutes**

1. Cherry Oakley, Vice Chair of the SHA Board of Trustees opened the meeting at 10 AM and welcomed members and guests. She spoke about the mission of the organization and interest in gaining new participation from developers, service providers and corporate vendors.
2. Introductions around the room by all those in attendance.
3. Cherry thanked Community Quest for sponsoring the morning coffee klatch. Kerrie Kelly spoke about the organization's program Med A Quest which provides just in time staffing resources to the medical and mental health community in specialties such as RNs, LPNs, CNAs, CHHAs, Mental Health Professionals, Medical/Dental Assistants and more.
4. Valerie Mielke, DMHAS, gave a brief overview of recently granted RFPs and newly posted RFPs on the DHS website for various supportive housing vouchers and services to mental health and addictions populations as well as medically compromised and offenders.
5. Commissioner Allison Blake of the Department of Children and Families (DCF) spoke about Housing as a Child Welfare Initiative. DCF provides a cadre of wrap around services and is interested in finding housing for families and aging out youth and appealed to the SHA membership and guests for any opportunities that may be available in the form of vouchers or housing units. She also suggest that Jessica Trombetta of her staff (Office of Adolescent Youth) speak to SHA at a future meeting.
6. Gail Levinson, SHA Director, welcomed everyone to the meeting and spoke about the importance of a large membership which gives SHA greater access to the policy table to effect change. She encouraged people to meet and greet and make new business partners. She gave an overview of the upcoming annual Supportive Housing Conference – Breaking New Ground which will be held on Friday, Dec 5th at the Renaissance Hotel in Iselin,

- NJ. Gail provided a brief update of some of the workshops, the end of day panel and reminded everyone that awards will be granted to deserving people and agencies who have been nominated and selected by their peers.
7. Gail also introduced Serena Rice, new SHA partner, director of the NJ Anti Poverty Network, APN's mission and purpose and upcoming general meeting on Sept 24th that all are invited to attend.
 8. Tom Papa, Chief of Staff for the DHS, Division of Developmental Disabilities gave the audience an overview of the Division's movement toward fee for service, its draft rate setting, CCW and future Support Program. Those with significant challenges and on the CCW will have housing and services provided. Those remaining eligible DDD recipients will be entitled to a support budget but he acknowledged that housing costs are not reimbursed by Medicaid and that the lack of affordable housing remains an obstacle for all. Gail Levinson, SHA director, thanked him for his candor but appealed for DHS assistance in being an ambassador for the industry with other parts of state government so that we can enlarge our pool of vouchers and subsidies and capital funding for new and refurbished housing.
 9. Arnold Cohen, Director of Policy for the Housing and Community Development Network/NJ gave a policy and legislative update. Most importantly he handed out a summary of the National Housing Trust Fund United for Homes Campaign which, if endorsed and passed by Congress would provide significant capital funding nationwide for affordable housing with a dedicated source of dollars annually. Audience was encouraged to sign the petition and Arnold would send to the National Low Income Housing Coalition to pass on.
 10. Members broke for lunch and reconvened at noon to hear the afternoon panel: Financing in Supportive Housing
Tracee Battis: Director of Development, Project Freedom
Panel:
Mark McBride, Investment Officer, TD Bank
Tony Thesing, VP, National Equity Fund (NEF)
Tony Marchetta, Executive Director, NJ HMFA
Deb DeSantis, CEO and President, CSH

Tracee, Mark and Tony Thesing gave an overview of the Low Income Housing Tax Credit Program, its basic principles and requirements, the role of the syndicator and investor (the bank, for example). Mark provided a summary of the investments TD Bank makes to the affordable housing community in NJ.

Tony Marchetta described the various other programs offered by HMFA, quasi public/private lender of capital funding to the affordable housing community. HMFA has a special needs unit and devotes whatever funding it can to this population. Since the SNHTF is no longer available which funded a great many supportive housing units, HMFA now has access to Sandy Disaster Relief Funding and a Special Needs Partnership. Also COAH recently approved over \$14 Million in affordable housing plans that included special needs.

Deb DeSantis gave a picture of some of the innovations in other parts of the country. She emphasized the importance of Medicaid funding on the social services side which is leveraging, through managed care, a significant amount of services combined with state only allocations of housing capital.

Next meeting will be the Supportive Housing Conference on December 5th.

SHA will host a webinar in November in lieu of a face to face meeting.