

SHA Membership Meeting
August 14, 2019
Mary Roebling Building, Trenton NJ

1. Meeting was called to order at 10:11 a.m. by Board of Trustee President, Tom Toronto. Tom thanked attendees for coming. Everyone introduced themselves around the room by name and affiliation. 72 people were in attendance representing housing developers, supportive services providers, advocates, government representatives, corporate vendors and families.
2. Minutes of the June 2019 meeting were approved. Motion: Barbara Coppens (DRNJ) motioned; Jackie Ross (SHA Trustee) second. Minutes unanimously approved.
3. Diane introduced Alana Vega avega@acnj.org, Kids Count Coordinator from Advocates for Children in NJ to discuss the upcoming 2020 census. She began with a recap of basic census facts: census is a count of every living person in the US that takes place every ten years administered by the federal government. The census is important for several reasons: federal funding resources (\$675 billion) depend on the census count; planning for future needs such as hospital and school resources utilize census data; federal representation is apportioned based on the census; and it also provides important information about our community demographics. Of critical importance to SHA members is that federal housing (HUD) and service (Medicaid) funding is impacted by census data. SHA members as trusted community stakeholders can help ensure “hard to count” or easily missed populations are counted. These include: the homeless, veterans, immigrants, Asian Americans and low income. There are many resources available such as the Disability Rights California toolkit <https://www.disabilityrightsca.org/post/2020-census-disability-community-toolkit>

This year is first time census will be completed largely online or over the phone. Paper census forms will be mailed with a unique code that will be needed to respond. Support will be available in 12 languages. Mailers go out March 2020 and responses due in by June/July 2020.

SHA question: How will people living in group homes be counted? The group home agency will be responsible to count the people

living in group homes.

4. Renee Koubiadis renee@antipovertynetwork.org Executive Director of the Anti-Poverty Network presented on the Garden State Leaders program (GSL) which is a program run by APN and the NJ Coalition to End Homelessness. Renee began her presentation with the startling statistic that by age 60, 79% of Americans will have experienced economic hardship in their life. GSL is an advocacy training program for people with lived experience. GSL is a 6 month program that meets once per month and is free of charge. Transportation reimbursement is provided. Participants will learn:
 - Learn how to advocate and tell their own story to effect change on public policies
 - Work closely with other advocates and key non-profit leaders
 - Interact with local, county, and state government officials
 - Learn how to navigate county government and the NJ State House
 - Learn how to work with the media to tell untold storiesThe next cohort class will begin in September and the meetings will be at Seton Hall University in South Orange. Applicants may apply now for September class at: www.njceh.org/gsl
5. Executive Director, Diane Riley began by welcoming new members: Hudson County, SOBA College Recover, P.I.L.O.T Systems, and New Community Corporation. Other Highlights of SHA activities include:
 - The SHA conference on December 6th has several sponsors including Gold sponsors Amerigroup and Valley National Bank, Silver Sponsor NJ HMFA and many Bronze sponsors. This year's conference will be held at the Palace at Somerset Park, a new venue. She reported that in keeping with this year's theme "Many Homes One Community, Innovative Options for Supportive Living" the keynote will be nationally recognized autism leader, Denise Resnick. Denise is Co-Founder of the Southwest Autism Research Center (SARRC) (established in 1997). SARRC has devoted 20 years of research to support adults with autism in Arizona. Denise served as editor and publisher of the research report, [**Opening Doors: A Discussion of Residential Options for Adults Living with Autism and Related Disorders**](#), a collaborative study by SARRC, the Urban Land Institute (ULI) Arizona, the Arizona State University (ASU) Stardust Center for

Affordable Homes and the Family, and the ASU Herberger Institute School of Architecture and Landscape Architecture. Denise is also founder of First Place AZ, a structured two-year living program in the supportive environment that helps build crucial independent living and career-readiness skills. Members were encouraged to get involved in the SHA conference by sponsoring, signing up for an exhibit, and also joining the Awards Committee.

- On July 24th, SHA traveled along with many members to DC and participated in the Congressional Reception. SHA Board of Trustee member, Brian Kulas was a featured speaker. Many elected officials attended and noted participants were freshman Congressional leaders such as Congressman Andy Kim and Mikie Sherrill. The reception was highly successful as advocates were able to communicate the importance of supporting increased housing funding.
 - The League of Municipalities will be hosting a SHA webinar entitled “Practical Guide to Developing Supportive Housing in Your Community”. This is an effort to equip municipalities with useful advice, education and connections at this critical time when municipal settlements are being finalized. The webinar will be September 20th at 11:00.
 - Lorna Runkle actcessusa@comcast.net from Act-Cess USA (a SHA member), is actively pursuing new topics for the next Department of Labor grant in Jan. 2020.
6. Janel Winter, Director of Housing and Community Resources at Department of Community Affairs (DCA) reported on highlights. DCA is actively soliciting a robust list of recommendations from the community on the use of the Affordable Housing Trust Fund (estimated at \$60 million). Feedback is due by August 31, 2019 submissions can be submitted here: <https://www.nj.gov/dca/divisions/dhcr/offices/hprod.html> DCA would like the funds to be open to a wider array of communities. Other input was provided by a series of listening sessions in the spring. SHA was invited to participate in one of the listening sessions. The newly formed Office of Homeless Prevention is gearing up to hire several key staff members including a Director. The staff job descriptions will be posted on the DCA website by the end of August.

SHA members expressed concern that the Office of Homeless Prevention is housed at DCA rather than directly under the Governor. Janel assured members that though the office is housed at DCA, it will be an interagency office.

Supportive Housing Connection was down due to flooding of the office where the server resides. Despite this emergency, SHC experienced minimal disruption and is back up and running. Brian Kulas, SHA Board of Trustee member suggested that tenants using SRAP vouchers could benefit from listening sessions. Janel suggested that SHA might help organize these sessions and DCA would be open to the input.

7. Arnold Cohen, Senior Policy Analyst for the Housing and Community Development Network of NJ (HCDNNJ) acohen@hcdnnj.org gave a policy update. Topics covered include recent movement on federal budgets and increase funding proposed for 2020. On the state level increased dollars for Affordable Housing Trust (\$60 million) that for the first time in almost 10 years, will finance building and housing development as originally intended. Stakeholders should be encouraged to provide input. New legislation proposed protections for tenants regarding blacklisting and also a proposed state tax credit. Arnold encouraged everyone to keep the issue of affordable housing front and center among the presidential candidates. The National Low Income Housing Coalition has a sign on letter to request moderators to include questions about affordable housing in the presidential debates. Finally, The United States Department of Housing and Urban Development (HUD) released a sweeping proposed rule on August 1 seeking to amend HUD's interpretation of the Fair Housing Act's disparate impact standard. Advocates are concerned that the new rule from HUD would substantially raise the burden of proof for parties claiming discrimination. [National Housing Law Project](#) provides more info.
8. The morning presentation topic was the Hospital Partnership Program delivered by Katherine Brennan, Chief of Staff, NJHMFA KBrennan@njhmfa.gov and Michael Cassidy, Director of Planning and R.E., NJ Community Development Corporation mcassidy@njcdc.org. Katherine first reviewed the new program funding which marries 4% tax credits with additional gap funding from HMFA with hospital investment matching funds and other assets such property. The new investment brings together hospitals,

developers and service providers for supportive housing. Four or more proposals are in various stages of evaluation. HMFA is committed to the program and continuing to look for additional opportunities. HMFA is very proud that the very first project with St. Joseph's Health is underway to build affordable housing and provide services for residents with special needs in Paterson. Michael Cassidy from New Jersey Community Development Corporation presented the details of that project as the lead service provider. The project is a partnership between St. Josephs, NJCDC and NJ Community Capital. The details include: Redevelopment of a vacant plot of land which will revitalize the neighborhood, 71 affordable homes with mix of bedrooms, 10 units set aside for special needs tenants, on-site social, health and wellness services will be provided. The project includes universal design features. The funding includes a mix of those mentioned plus funding from HUD (HOME) and Federal Home Loan Bank.

9. Break for Boxed Lunches.

10. Diane Riley introduced representatives from three SHA members who function as housing authorities to discuss new and existing HUD programs that offer unique partnership opportunities to support people with disabilities. Of particular interest is the new funding available for the mainstream housing voucher program that is designed to service non-elderly people with disabilities.

Represent the organizations were:

Gerald Sanzari, Executive Director, gsanzari@nbhousing.org

North Bergen Housing Authority

Patricia Ramirez, Dir. Housing Choice Voucher Program,

pramirez@jcha.us and Stephen Cea, Director of Development,

scea@jcha.us for Jersey City Housing Authority

Adriana Chizan, Director of Support Services, Achizan@cspnj.org

Collaborative Supports Program.

Diane began with an overview of the Mainstream Housing Voucher Program, which was designed to further Goals of American Disabilities Act and support Olmstead compliance. Responses to the new opportunity detailed in the Notice of Funding are due September 5th. NOFA is only open to housing authorities or entities that manage vouchers. Last year an investment of \$99 million, funding 12,000 vouchers, was distributed throughout US (\$3.5 million/375 vouchers in NJ). This NOFA opportunity will fund 18,000

vouchers and invest \$150,000 million. The two investments represent the first funding increase since 2005 in this voucher program. Prior to 2018 only 14,800 total vouchers were funded through this program.

Panelists began with a brief overview of their scope:

North Bergen Housing Authority (NBHA) serve both seniors and people with disabilities mostly in high rise apartment buildings. Tenants receive services. They have several service programs for seniors including “Senior Moments” project working with memory loss. The program received 2017 award. Other programs focus on families and all tenants are supported with subsidized fresh fruits and vegetable programs. North Bergen Renaissance Corporation is the development arm of the housing authority. Since 2001, 61 units have been developed. A new project is under way with the developer Joe Alpert and serviced by Catholic Charities. They will be applying for housing vouchers.

Jersey City Housing Authority (JCHA) manage 4500 vouchers, work with the Family Unification program. JCHA were awarded new housing vouchers last year and will be applying for additional 811 vouchers. They currently partnering with I Choose Home NJ. Stephen Cea reminded those assembled that the projects proposed should be driven by tenant needs. Developers should listen to the tenants and then propose a development and service partner that can deliver the services that address what tenants have identified. Current development project planning may include 600-1000 possible units.

CSPNJ added a unique dimension as a service provider who has a separate function under Community Enterprise Center (CEC) that manages vouchers. CEC is separated so that landlord and supports don't affect tenants being able to interact. CSPNJ will apply for 100 mainstream vouchers. CSPNJ provides behavioral health services that promote recovery, health and wellness.

Recommendations for Partnerships:

- Statement of need for proposals can benefit from data. Service providers can help. Share and develop materials that describe your population served, eligibility, capacity, and interest.
- Service providers as trusted stakeholders may help get buy in from community on new developments.
- Security Deposits are a stumbling block that service providers may

be able to help with.

-Identifying landlords willing to work with vouchers.

-Helping clients get through the process.

12. All presentations are available:

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

13. The meeting concluded at 1:00 PM. Next meeting of the SHA membership is scheduled for Wed, October 2, 2019

14. SHA Advocacy and Policy Committee met after the membership meeting.

Submitted by Diane Riley, Executive Director