

**SHA Membership Meeting**  
**August 12, 2020**  
**Zoom – COVID-19 Pandemic**

1. Meeting was called to order at 10:05 AM by Board of Trustee and Withum Partner, Jim Mulroy. Jim thanked everyone for registering. 80 people were electronically in attendance representing housing developers, supportive services providers, advocates, government representatives, corporate vendors and families.  
Minutes of the June 2020 meeting were approved. Motion:  
Krystal Odell; Asish Patel second.
2. Diane welcome new SHA members since the last meeting:  
Family Promise of Essex, WILO (Wright Independent Life Options), Eiro Group, Dennis Miller Consultants and Marina Rubina, Architect. Diane invited these new members to say a few words about their organizations. Members were encouraged to review their websites and reach out.
3. Diane introduced Janel Winter, [janel.winter@dca.nj.gov](mailto:janel.winter@dca.nj.gov) Director of Housing and Community Resources, Department of Community Affairs (DCA) was introduced to provide an update.  
Janel began with a review of the COVID-19 Rental Assistance Program. As announced by the Governor DCA began a program to provide additional temporary rental assistance with an investment of \$100 million dollars for low and moderate income households who have been significantly affected by the pandemic. DCA opened a lottery and accepted 60,000 pre-applications. Of these 8,000 were selected to submit full applications. The assistance will provide 3 months rental assistance with the ability to renew for additional 3 months. Staff is working hard to process. They anticipate the first checks will go out in Sept and they will pay back to rent from August. Janel reminded those in attendance that the eviction moratorium is still in effect in NJ. People as safe in their homes in NJ. There has been an increase of questions and confusion as the federal moratorium expired. However, NJ's moratorium is still in place at least thru end of October (health emergency extended) and possibly later.  
Affordable Housing Trust Fund is accepting applications. The process is as follows: submit a pre-application in SAGE, staff will reach out to discuss, documents assembled and uploaded and once the application is complete then and only then should the application be submitted.

If the application is incomplete, the application will not be approved so please make sure all is correctly submitted.

12 months of emergency assistance is available for homeless households including limited case management and DCA is taking referrals from the continuums of care. Finally, Janel reviewed the Neighborhood Revitalization Tax Credit program (NRTC). NRTC encourages businesses to invest in community projects. Community non-profits may receive up to \$985,000 for projects into neighborhood plans. DCA is open to new neighborhood plans in specific neighborhoods (on DCA website). DCA offering \$50,000 planning grant to organizations who are interesting in developing a neighborhood plan. Great opportunity for partnership.

Rich Mortemore is contact for Affordable Housing Trust Fund.

Brad Harrington is contact for NRTC program

4. Diane introduced Katie Brennan, [kbrennan@njhmfa.gov](mailto:kbrennan@njhmfa.gov) Chief of Staff at NJ Housing Mortgage Finance Agency to discuss the new recently announced Small Landlord Emergency Grant Program. Website: <https://www.nj.gov/dca/hmfa/rentals/sleg/> Hotline is open 866-280-9756, email applications, annotated application already online. Applicants must be primary property owner of a residential property registered as such with DCA (not just municipality) and current as of July 17, 2020. Coops and condos are not eligible. Ideally for 3 – 10 unit apartment buildings. Rent arrears were from April –July and will pay rent for all units that are COVID impacted. Applications open on August 19 and close August 26. August 27 computer randomization and application review begins. Renters will not have to repay. Rental assistance previously discussed starts in August so this program does not preclude the program discussed above. Full presentation can be found: <https://www.shanj.org/past-sha-membership-meetings/>

Katie mentioned the 100 new HUD 811 project vouchers awarded to HMFA (\$6.8 million). NJHMFA was only one of 12 HMFAs to receive additional funds in the nation. 811s are primarily for Dual diagnosed clients. These vouchers can be utilized for new or existing projects Please reach out to Yesinia Nieves [ynieves@njhmfa.gov](mailto:ynieves@njhmfa.gov) or Rosy Jackson [rjackson@njhmfa.gov](mailto:rjackson@njhmfa.gov) for info. Housing counseling has been expanded to rental counseling and now available. Katie encouraged people to use it.

5. Diane introduced the main presentation a panel to discuss the topic “Stitching Together Supportive Housing’s Patchwork of Programs. Agencies adapt in siloed systems taking a mix and match of funding from different government programs in order to provide effective and comprehensive assistance. This includes HUD homeless assistance CoC grants as well as Medicaid and state-only funding. Agency leaders discuss how their programs marry the funding, where the gaps are, and policy changes that would allow a more coordinated process to help NJ residents live stable and healthy lives. Panel included leaders from around the state:

Taiisa Kelly, CEO, Monarch Housing [tkelly@monarchhousing.org](mailto:tkelly@monarchhousing.org)  
Laura Rodgers, Chief Program & External Relations Officer  
JFS Atlantic and Cape May [lrogers@jfsatlantic.org](mailto:lrogers@jfsatlantic.org)  
Kim Ewell, COO, Triple C Housing, [kewell@triplechousing.org](mailto:kewell@triplechousing.org)  
Lauren Tozzi, Director Residential and Community Based Services  
Vantage Health Systems [ltozzi@vantagenj.org](mailto:ltozzi@vantagenj.org)

Taiisa Kelly began by giving an overview of the COC planning process. HUD program require partners to look at the homeless needs in a community. Community partners are part of the planning body including: local government, non-profits, hospitals, law enforcement, advocates, formerly homeless. 16 COCs in state Once they assess the need and develop a strategy COCs can apply for funding. Homeless coordinated assessment designed to streamline often cumbersome, difficult and antiquated process. Uniform process includes assessment, prioritization and referral. Diane then asked the agencies three questions:

Describe your program, how you make them work together, and Discuss the gaps.

Laura Rodgers reflections:

JFS programs in Atlantic include vocational, nutritional services, justice involved, mental health case management, homeless and supportive housing.

JFS include COC funding to provide coordinated entry for county. JFS refers into CSS, supportive housing, or PATH program.

When they are not eligible for other programs, fundraising to provide services for gaps. COC sometimes is able to identify a housing subsidy through other partners.

Kim Ewell from Triple C reflections:

Triple C works with Middlesex COC. 4 COC projects. The first serves 4 women in scattered site housing and 3 Edison housing

authority programs who obtain the vouchers and Triple C provides the services.

Gaps that are challenging are lack of security deposit, furnishing, and keeping clients engaged. Risks losing support if clients are not engaged.

Laura Tozzi reflections:

Vantage is Bergen County and has group homes, community case management, outpatient, mental health center, housing services include long-term and transitional group homes (33 people), 13 supportive housing residences (44 consumers), 13 scattered site apartments and opening doors program for 40 homeless families. COC list refers program into many of these programs.

Most client demographic is severe mental illness.

Gaps include aging parent with child they have taken care of but worry about the adult child in future. Need to get them connected into stable community based housing and services. This proactive situation (not crisis) does not match entering "the system".

Each COC has a contact that can help provide info and prioritization list. Presentations can be found:

<https://www.shanj.org/past-sha-membership-meetings/>

7. Arnold Cohen, Senior Policy Officer from Housing Community Development Network of NJ gave an update. Highlighted events August 25<sup>th</sup> Virtual Congressional Reception, Sept. 13 NJ Lobby Day. Oct. 15 and 16 Annual Conference. Federally appropriations HUD bill passed.
8. Diane Riley, SHA executive director highlights included:
  - a. Diane announced the beginning of the Housing Navigation Course September 3<sup>rd</sup>. The course will be based on the successful Housing Navigation Course in NY State. NY alliance has trained 200 navigators. 35 hours of training, 37 participants accepted.
  - b. SHA will hold its annual conference virtually this year on Dec. 3 and 4<sup>th</sup>. The theme is Beyond the Looking Glass- Creating a New Community. The Conference will include exhibiting, networking, and all webinars will be available to attendees.
9. Diane introduced Joseph Christensen, SHA member manager who created a simple housing search tool which has been launched and is now available on our website. The tool development is part

of the NJCDD grant. Joseph demonstrated the tool which allows housing searched by county, municipalities, services, and type of housing. Please spread the word so that we can post more opportunities. <https://www.shanj.org/search-listings/>

The meeting concluded at 12:15 pm. Next meeting of the SHA membership is scheduled for Wed. October 7, 2020

Submitted by Diane Riley, Executive Director