

**SHA Membership Meeting**  
**June 2, 2021**  
**Zoom – COVID-19 Pandemic**

1. Meeting was called to order at 10:05 AM by Board of Trustee President and Declarations CEO Jim Marhold. Jim thanked everyone for registering. 55 people were electronically in attendance representing housing developers, supportive services providers, advocates, government representatives, corporate vendors and families. Jim reminded everyone that the minutes of the April meeting had been posted to the SHA website. Jim called for a motion to accept the minutes. Adriana Chizan motioned to accept the minutes. Gerald Sanzari second. Hearing no objections minutes for 4/7/21 meeting were approved.
2. Diane introduced Amy Scartocci, Housing Director  
Amy.scartocci@dhs.nj.gov, Division of Developmental Disabilities to give an update.
  - Current status: 964 Housing Subsidies for people on Supports or CCP program who are self directing. They would like to see more people in self direction. 7187 subsidies in provider managed settings.
  - Released RFP from DDD for Behavior Stabilization Homes  
<https://www.nj.gov/humanservices/providers/grants/rfprfi/index.html> DDD is looking for providers for 3 sites total of 12 beds to stabilize folks with clinical staffing. Plan is for people to stabilize and return home. Clinicians will work with discharge planning and beyond once person returns to previous settings. Deadline to apply July 2 with awards being announced August 6. Amy encouraged providers to submit.
  - Division has been providing CLEP training. Courtney Davey recently presented on the Housing Subsidy Program. A recording is available on the DDD website. Any agency interested in more tailored training can send a letter and they will be happy to consider.
  - Courtney Davey was introduced to provide an update on the Housing Subsidy program. Recently the Division consolidated Housing Subsidy Request to a one document one submission process for supports program/CCP self-directed individuals. The notable changes are that the DDD Tenant Information Form has been retired and replaced with the Housing Subsidy Eligibility Determination Form which includes questions to guide the planning process.

Submission has also changed in that support coordinators must upload the new eligibility form to IREC and then email the brand new help desk which is [ddd.housingsubsidy@dhs.nj.gov](mailto:ddd.housingsubsidy@dhs.nj.gov) to advise document has been uploaded. DDD will make a determination within 10 business days. Help desk can also be used for general questions or other changes noted for program participants.

- Still accepting Letters of Interest for agencies to be added to the Provider Ready Directory on a rolling basis.
3. Diane Introduced Delia Sequeira, Behavior Analyst at DDD [Delia.Sequeira@dhs.nj.gov](mailto:Delia.Sequeira@dhs.nj.gov) to discuss resources available through the DDD Resource Team. Slides with information are available on SHA website as noted below. The team consists of Speech language pathologists that are licensed as well as two behavioral analysts that provide workshops free of charge at any agency. They also provide individual consults through referral.
- Speech Topics Include: Swallowing disorders, mealtime strategies, tube feeding information for caregivers, health care issues, among others. Trainings are 1.5 to 2 hours.
  - Behavior Workshop topics include basic principles of applied behavior analysis, developing positive interactions, understanding PICA (eating disorder where people ingest non-food items), managing the environment. Workshops are 1.5 – 3.5 hours.
  - Also more in-depth workshops that goes deeper into these behaviors are offered. This would help housing specialists understand how environment affects behaviors.
  - Finally, Delia invited people to become part of their mailing list to be alerted to on-going scheduled workshops or to contact them with questions or requests for consultants by emailing the team: [ddd.resourceteam@dhs.nj.gov](mailto:ddd.resourceteam@dhs.nj.gov) **This is open to everyone not just providers of DDD.**
4. Diane introduced Harry Reyes [harry.reyes@dhs.nj.gov](mailto:harry.reyes@dhs.nj.gov) Assistant Division Director of Mental Health and Addiction Service (DMHAS) to give an update.
- With the signing of Governors budget FMR come July 1 (or when budget is signed) will automatically be raised to the 2020 FMR rate. Currently the division is operating using 2018 rates. Dept. received federal grant of \$22.5 million. Loose breakdown is as follows: \$2.6 crisis diversion within screening center, \$2.3 earmarked for creation of step down diversion program for frequent

users of screening centers, \$6 million to create 4 crisis stabilization homes throughout the state. Preventing hospitalization is goal of these initiatives. \$300,000 increased CHLP programs, \$1.8 million services for LGBTQ community, increasing mental health first aid training, increasing peer wellness centers, \$\$ set aside 988 suicide hotline training. There is more and just waiting on federal guidance to be able to share.

- Modivcare is new name for Logisticare but phone contact is still the same.
  - NJ211 providing free transportation to vaccine appointments throughout NJ.
  - DMHAS working with Dept. Health and Walmart to provide vaccines to residents of mental health group homes. Also working with substance use residential providers to provide vaccine.
  - Additional American Rescue funding \$39 million through mental health block grant and \$38 million substance use block grant will be available Sept 1<sup>st</sup> and must be used by 2025.
  - Reminder DCA has funding available for rent support and utilities.
  - Reminder no new MH subsidies in budget. Just the regular 200 additional subsidies that will be in RFP for this year. Providers are awarded vouchers for 8 different initiatives (under CSS) that are very specific. Severe mental health clients referred to provider who determines their eligibility for CSS. Reminder: Like other SHC vouchers (DDD) moving people to DCA voucher helps client eventually because DCA pay more of rent (70%) and inspect on yearly basis which is longer than SHC voucher.
  - IFSS (Intensive Family Support Services) coordinator can request presentation from Harry. These have been very well attended evening virtual presentations to describe the CSS program to individuals and families.
5. Diane introduced Taiisa Kelly, CEO of Monarch Housing [tkelly@monarchhousing.org](mailto:tkelly@monarchhousing.org) to discuss the new Emergency Housing Voucher Program (\$5 billion included in American Rescue Plan). These 70,000 vouchers were awarded to 700 housing authorities throughout the country. 15 NJ housing authorities will receive approximately 1600 vouchers (900 DCA). These vouchers are similar to housing choice vouchers but the targeted populations are narrower. They include homeless or those recently homeless, fleeing domestic violence, victims of human trafficking. **HUD requires**

**housing authorities (HA) to work through COC coordinated entry process.** They cannot use their existing waiting list. **All referrals must come through coordinated entry.** All HA will be establishing MOUs with COCs to outline how they will work together. There is funding in program for about 10 years period. So it is a pretty permanent program with hopes that by then money will be established to continue. There is a sunset clause however. HA can enroll a new participant should someone leave the program until 9/23. After that date, the voucher would be lost.

HUD changes that make it easier for people to receive the vouchers.

- HUD has restricted the kind of eligibility requirements HA can employ. The only hard restrictions persons who convicted on manufacturing METH or sex offender registry for life time.
- In addition, if HA has conviction criteria they can only look at the last 12 months.
- HA are not allowed to restrict based on past eviction or history of non-payment of rent.
- There is no residency requirements.
- HA has longer period of time to collect documents 45-90 days.
- Households have longer period to search for housing (120 days). HA can also extend that period.
- Some money within program (\$3,500 per household) to help cover service specifically helping household access housing. For example housing search or landlord incentives (sign on bonuses), security deposits, application fees, etc.
- HA are allowed to go above FMR. 120% of FMR as long it is consistent.

Visit <https://www.hud.gov/ehv> for details.

6. Diane introduced Donna Spencer from NJHMFA

[dspencer@njhmfa.gov](mailto:dspencer@njhmfa.gov) who provided some updates as follows:

- The agency is excited with the \$\$ funding anticipated for affordable housing and will keep everyone abreast of planned programs.
- 9% tax credit round due to the agency by June 23 in anticipation of the August 12 board meeting.
- Special Needs Housing Trust fund and also Special Needs Subsidy Loan Program funding up to \$625,000.

See for more details:

<https://www.njhousing.gov/dca/hmfa/developers/supportivehousing/index.shtml>

7. Diane Riley, SHA Executive Director Highlights include:

- Advocacy update. S1255/A1925 would set aside \$20 million in specific set aside for supportive housing from real estate transfer fees. This would be permanent funding stream. Reach out to elected officials to support. This is just for supportive housing so it is very exciting.
- Diane suggested that HMFA may have contact directly to municipalities which SHA would like to invite to webinar on how to include supportive housing in their municipal plan. Donna will follow up. Diane recounted the experience of well received presentation in 2019 that SHA would like to reprise.
- SHA conference will include two events! An outdoor event to give out the awards in September and to network and virtual conference in November. Please email Diane if you would like to be involved in the conference, ideas for workshops etc. [diane.riley@shanj.org](mailto:diane.riley@shanj.org)
- Diane invited Joseph to speak about the member directory tool. Searchable membership directory. Search features can be through geographic as well as population served. This is a living directory so please send us your updates. <https://www.shanj.org/member-directory-search/> This will go live this week.
- Lunch and Learn June 16. Encore of one of our conference breakouts at our 2020 conference.  
Shift to Technology – How to become technology first agency. We had leaders from Illinois and Tennessee. Cameron Kempson from PAR will be there to answer questions.
- Diane introduced Kate Kelly [kate.kelly@shanj.org](mailto:kate.kelly@shanj.org) to give an update on our Integrated Community Project. SHA was one of 18 agencies who received NJ Division of Disability Services (DDS) grant to provide guidance on Community Integration. The goal of the project is to increase the capacity of people with disabilities to become fully engaged in their communities. The project timeline is 18 months and will focus specifically on three counties: Bergen, Ocean and Camden. Through focus groups we will engage people with a variety of disabilities including physical, intellectual and developmental, mental health and substance abuse disorders and who experience homelessness or are elderly. These groups are scheduled for June and July. Family member focus group on Thursday of this week. 3 June focus groups (one for each county). We are actively recruiting

additional people for all of our groups. SHA will provide a \$25 gift card for the one hour participation. SHA has the information on the website with exact dates and the quick survey of interest or reach out to Kate directly via email. <https://www.shanj.org/sha-integrated-community-project/> Another way to get involved in through our leadership teams.

Leadership Team will provide feedback and guidance throughout the project, assist with reviewing self-assessment for municipalities and other potential resources in the “toolbox”. We are also looking to connect to key staff at the county level. If you can help us in any way or would like info on any of these options please reach out to Kate.

8. Diane introduced our main presentation speakers:

Harishan Lamba, Developer, Pennrose LLC, [hlamba@penrose.com](mailto:hlamba@penrose.com)  
Marcus Kellam, Director of Community Engagement and development, TRIPLE C HOUSING, [mkellam@triplehousing.org](mailto:mkellam@triplehousing.org)

The topic presented an exciting new development/partnership. The challenge has always been financing services and the dream has always been to create an environment where more people can enjoy supportive housing's benefits. Truman Square, a new and innovative collaboration between Pennrose and Triple C Housing brings services to all 172 residents in the heart of Edison.

Pennrose began with a review of their organization. Currently active in 15 states, Pennrose is a for profit private developer. In 2017, it was the fifth largest affordable housing developer. 17,200 units of housing developed with average 15 new developments per year. The company also manages 8,500 units through Pennrose Management affiliated property management organization.

- Truman Square is 100% affordable
- Will serve homeless, veterans, families and individuals
- Camp Kilmer (former site)
- Triple C began working on a plan for the closure of Camp Kilmer when it was announced by the Pentagon under the 2005 Base Realignment and Closure Commission (BRAC), serving as the non-profit entity to assist in brokering the closure. The Department of Defense, Triple C, and Edison Township with predevelopment funding from the Corporation for Supportive Housing worked collaboratively move through this process and eventually develop.

housing on the site. Monarch Housing Associates also served as a consultant in this project.

- 25% set aside for homeless (22 units) • 10 Project Based Vouchers (Edison Housing Authority) • 6 Division of Mental Health and Addiction Services Vouchers (Triple C) • 6 Division of Developmental Disabilities Vouchers (PennReach). 25% preference for veterans (can overlap with homeless)
- Triple C service provider for all units.
- Other features: Crown Cab – Shuttle Service Provider 3x a week from site to Piscataway Town Center and Shared Amenities include Community Room and Fitness Center.
- Triple C gave overview of their organization. Triple C is a 41 year old highly recognized supportive services provider and community housing development organization (operating in Middlesex, Monmouth, and Ocean Counties). Triple C supports over 250+ households serving vulnerable individuals and families impacted by a disability, those formerly homeless or at risk, survivors of domestic violence and veterans. Triple C owns and operates 16 multifamily sites across the three counties, with additional expansion underway. Triple C goal is to own and operate 25 properties by 2025.
- Through the partnership with Pennrose (who will pay for service coordination), Triple C (TC) has been provided with 3,500 square feet of space to provide services for the entire Truman Square campus. This is referred to as “Health and Wellness Hub”. In this space TC will provide health and wellness services, financial literacy, vocational training, and case management services. TC also intends to provide health screenings, physical therapy, and occupational therapy among other services for residents in need. All of these services will be open to all residents in the building.

All Presentations can be found:

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

The meeting concluded at 12:00 pm. Advocacy Committee meeting followed. Next meeting of the SHA membership is scheduled for Wed. August 4, 2021. Developers Meeting will be September 13<sup>th</sup>.

Submitted by Diane Riley, Executive Director