

SHA Membership Meeting
August 4, 2021
Zoom – COVID-19 Pandemic

1. Meeting was called to order at 10:02 AM by Board of Trustee Jackie Ross. Jackie thanked everyone for registering. 58 people were electronically in attendance representing housing developers, supportive services providers, advocates, government representatives, corporate vendors and families. Jackie reminded everyone that the minutes of the June meeting had been posted to the SHA website. Jackie called for a motion to accept the minutes. Barbara Coppens motioned to accept the minutes. Tony Tolles second. Hearing no objections minutes for 6/2/21 meeting were approved.
2. Diane introduced Jennifer Langer Jacobs, Assistant Commissioner Jennifer.Jacobs@dhs.nj.gov, Division of Medical Assistance and Health Services (NJ Medicaid) to give an update. As Assistant Commissioner for the Division of Medical Assistance and Health Services in New Jersey's Department of Human Services, Jennifer Langer Jacobs leads New Jersey's Medicaid program and the Children's Health Insurance Program, which together are known as NJ FamilyCare. Jennifer's primary topics were 1) an update on the 1115 Medicaid waiver renewal and 2) the proposed FMAP \$\$ investment in housing development.
1115Medicaid Waiver Renewal – Every 5 years we update what we can think of is our Medicaid strategic plan. It is a way to shape our Medicaid program. NJ works with the federal government as the program is duly funded by state and federal government. The current waiver is set to expire June 2022. NJ intends to submit a renewal application to CMS in Fall 2021 to modify and extend this demonstration for an additional five years. Jennifer reviewed the timeline. As of now, the waiver will be posted for public comment very soon. The public will have 30 days to review and then can submit comments by mid-October. Comments will continue to be accepted after the deadline but DHS may not be able to consider those comments prior to the initial submission of the application to CMS. 1115W will first preserve the working elements of the program we have today, with a focus on enhancing in different ways, different aspects of that program.

Highlights of the proposed enhancements renewal are as follows:

- Improving Maternal/Child Health outcome
- Medically indicated meals pilot for gestational diabetes
- Integrated Care for Kids (InCK) model
- Enhanced authority for home visiting pilot
- Supportive Visitation Services for families in child welfare system
- **New housing transition and tenancy support services, with new DMAHS and MCO infrastructure to support implementation**
- Community Health Worker pilots
- Additional flexibility for Regional Health Hubs
- Stakeholder process to improve coordination of medical and behavioral health care
- Updating of CCBHC program under 1115 authority
- Coverage of pre-release transitional behavioral health services for incarcerated
- Enhanced federal support for diversion beds
- Additional federal support for HIT incentives for behavioral health providers
- New MLTSS nursing home diversion services – nutrition, caregiver respite and support
- Potential enhanced access to Medicaid services for certain pediatric populations
- Program changes to reduce churning between DDD waiver programs and MLTSS

Diane questioned how they would implement the housing services. SHA has long time been a proponent of these housing transition and tenancy services to be included in Medicaid specifically for all Medicaid populations. The way this is envisioned the services would not be restricted to specific populations as described by Jennifer.

Jennifer clearly reminded attendees that Medicaid long standing rule of Medicaid is we can't pay for room and board. With the exception of nursing homes, in general in the community we can't pay for room and board. Medicaid can however pay for transition services. Transitioning people out of nursing home or long term care.

HCBS – One time increased funding for home and community based services in the American Rescue Plan. Typically the federal government pays 50% match funding. For a certain time (April 1, 2021 through March 2022) the federal government is committing to paying 60% federal match on eligible services. In addition NJ has through 2024 to spend the additional dollars. **However, the extra 10% must be invested in home and community based services. This must not supplant existing service dollars.** NJ Medicaid had 60 days to develop a plan for using the new funding dollars. NJ Medicaid had many calls with public and in small groups to get public and partner input. SHA participated in many meetings.

In developing this spend plan, New Jersey has focused on supporting

independence, community options, and person-centered care through a system that serves people the best way possible. Important considerations in the development of the plan included:

- whether an investment had a short or long-term horizon,
- the number of beneficiaries that would be served by such an investment,
- the presence of other funding in a given investment area, and
- the state funding gap that could remain after the enhanced funding opportunity ends.

Many key elements of the plan centered on the workforce among them increased rates and incentives. However these increases must be sustainable in the long term.

A major new initiative would be developing new Healthy Homes as deed-restricted, subsidized and accessible rental units for Medicaid

beneficiaries across the state. NJ Medicaid is proposing to invest in deed restricted subsidized accessible rental units for Medicaid beneficiaries. Jennifer reinforced that yes does not pay for housing. However with the amount of money that we had coming to invest NJ Medicaid realized that we could do something really significant without the federal match. That's the issue. Normally, it is not possible for lack of funding to do something significant, like this without federal match, but because this was a lot of funding, NJ Medicaid had the opportunity to invest in this particular priority because housing is such a significant issue among all Medicaid clients. The priority will be clients will be those at risk of homelessness or institutionalization. The investment will be 53 million.

Questions surrounded how funding will flow. Jennifer could only say conversations have been had with NJHMFA, DDD, DCA and others as to their current funding and will try to see how these existing funding streams fit with priorities. Another question was whether there would be vouchers (operating) available. NJ Medicaid will need to front load the funding.

SHA is very exciting to be partnering with Medicaid on working out the best way possible to utilize development funds. Jennifer Jacobs can be contacted:

Full presentation can be found on SHA website link below.

3. Diane Introduced Lorna Runkle, Act-Cess USA Inc. Lorna discussed a Department of Labor grant opportunity to help agencies train staff. DOL will pay for training so there is no cost to the agencies. In 2016, SHA led a successful consortium of 26 members in applying and received funding. It is an annual grant. Most courses are covered and customize based on agency needs. Some topics can be: ethics and professional about boundaries the very popular pathways to healing prejudice and racism, various trauma safety in the community, and clinical topics like cognitive and dialectical behavior, motivational

interviewing, as well as training that improves staff attention and skills upgrade. The training is by third party trainers of your choice. The grant is for a twelve month period. Act-Cess will help write and administer the grant. We expect the grant announcement around after Labor Day of September 2021 with training expected to start around January 2022. SHA will reach out to members to ascertain interest. The steps would be to identify potential training topics and the number of people that your agency would have in the classes. Please reach out to me or Lorna with initial questions.

actcessusa@comcast.net

4. Slides with Diane introduced Kate Kelly kate.kelly@shanj.org to give an update on our Integrated Community Project through the 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. SHA held 7 focus groups in June and July. In total 44 individual with lived experience of a variety of disabilities participated across three counties. It was a privilege for us to hear from people about their hopes and dreams, how they are involved and hope to be more involved. Kate shared quotes to illustrate. Three feedback themes emerged: communication and transportation as barriers to more involvement and the typical activities people are involved in center around hobbies. People expressed an interest in being involved beyond hobby activity. Another area people were involved in was activities in houses of worship. In addition people enjoy and desire activities around advocacy and leadership. Many desire opportunities to give back to their community.

5. Diane introduced our main presentation speakers:

Elaine Helms, Executive Director and Founder of *The Rain*

Foundation. LGBTRAINFoundation@gmail.com

The foundation is a non-profit that provides emergency services and shelter to individuals that identify as LGBTQ.

Mabel Elmore, Vice President of Housing and Social Responsibility,
YMCA Newark and Vicinity maybella@outlook.com

Asish Patel, COO, *Monarch Housing* apatel@monarchhousing.org

Ashni Mathew, Associate, *Monarch Housing*

amathew@monarchhousing.org

The topic presented an exciting new development/partnership that is

about to create the first permanent supportive LGBTQ housing development in Newark. The project will be new construction of 11 one bedroom apartments for individuals who identify as LGBTQ IA+.

Elaine began the presentation with a history. Rain started as a vision in 2013. First as an emergency shelter licensed by DCA in East Orange that house 12 individuals that identify as LGBTQ. Rain has partnered with YMCA for many years to help find housing for these individuals. The two began a dialogue with the Mayor of Newark to try to establish and develop permanent supportive housing. Ms. Elmore was able to bring the opportunity to the attention of Monarch Housing. The Y established in 2018 works with many populations veterans, seniors, etc. and were excited to formally expand their reach to LGBTQ population in this project.

- Elaine reviewed some noted statistics surrounding homelessness and LGBTQ population such as: **26%** of young gay males surveyed had **to leave home** because they were **not accepted** once they came out to their families. **2 out of 5** had been **physically assaulted**, with more than three-fifths of the incident's having **occurred in their homes**. LGBTQIA+ youth are **2 to 3 times more likely** as their heterosexual counterparts to **attempt suicide**. LGBTQIA+ youth are significantly overrepresented in homeless populations compared with their proportion of the U.S. population.

A particular problem among this population is stigma. Even with a voucher, once their identity is unveiled to the landlord they are at risk. Many return to the shelter. LGBTQIA+ individuals who are homeless need access to safe and supportive housing. LGBTQIA+ spaces should be free of bias and bullying and individuals should have access to culturally competent services that affirm their identity. This population can more easily heal when they feel safe.

Wrap-around services that will provide them with mental health, substance and medical services, employment services, budget and management and more.

Ashni Mathew of Monarch reviewed the details of the project.

The design features include: Single 3-floor building, 11 one-bedroom units that include, bathroom, kitchen, and living room with the 1st floor community / office space.

All the units have rent subsidies with target people at or below 50% AMI.

Financing sources include: Newark YMCA subsidies (Newark housing authority and CSPNJ), The City of Newark (providing land at a nominal price, 1.3 million in capital), HUD Continuum of Care, Essex County Community Development HOME Program, BCB Bank, Federal Home Loan Bank of New York Affordable Housing Program (FHLB NY)

Project anticipated completion winter 2022.

All Presentations can be found:

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

6. Diane Riley, SHA Executive Director Highlights include:
SHA conference will include two events! An outdoor event to give out the awards on September 27th to network and virtual conference on November 9 and 10. Registration will open this week! Diane took a poll to ascertain people's comfort level in getting together for in person awards event. The poll concluded that most people were comfortable attending and outside event and over 50% were comfortable moving inside in inclement weather. The theme, Renewing and Rising, Investing in Homes, Investing in People will give SHA an opportunity for a variety of timely workshops. Diane requested that if people had not yet completed the topic survey they share their thoughts and a link was put in the chat. Finally Diane reminded attendees that the award application deadline was fast approaching so please nominate a Hero and a housing project. Joseph reminded everyone we have great new options for sponsorship. Please reach out to Diane or Joseph if you have any questions about the conference. diane.riley@shanj.org or j.christensen@shanj.org
7. Diane Riley introduced Arnold Cohen, Senior Policy Analyst with HCDNNJ. Arnold relayed that today, the Governor is signing legislation that extends the eviction moratorium for low and moderate income people below 80% of AMI till the end of the year.

The bill also allocates a half million dollars towards rental assistance, and 250 million dollars for utility assistance. It also sets up a, an office of eviction prevention. DCA will be announcing a portal that they will be setting up that will allow people to put in their information, say that they are low and moderate income and be able to find out their eligibility immediately. They can use the approval with the courts to avoid eviction.

The other bill the Governor will be signing will make court records confidential so that people affected by the pandemic cannot be blacklisted in the future for lack of payment.

A bill was signed last week that will mandate lead inspection on all rental at turn of turnover of the apartment or after 3 years if tenant stays in the apartment. Lead poisoning is a cause of disability so this is an important step forward.

Diane affirmed the importance of the presumptive eligibility of the portal making it easier for people to apply. NJ is doing well 6th in the nation in getting funds to people but this will make it even better.

HCDNNJ has a hotline for people to get help to avoid evictions housinghelpnj.org.

The meeting concluded at 12:00 pm. Advocacy Committee meeting followed. Next meeting of the SHA membership is scheduled for Wed. October 6, 2021. Developers Meeting will be September 13th.

Submitted by Diane Riley, Executive Director