

SHA 24th Annual Membership Meeting
February 2, 2022
Zoom – COVID-19 Pandemic

Diane welcomed everyone and encouraged people to put their names in the chat box as a way of introduction before the meeting was called to order. Attendees represented housing developers, supportive services providers, advocates, government representatives, corporate vendors and families.

1. Meeting was called to order at 10:05 AM by SHA Board President, James Marhold. Minutes of the October 2021 meeting were approved. Motion: Asish Patel from Monarch; hearing no objections minutes were approved.
2. Diane introduced Rosy Dafonseca, rdafonseca@njhmfa.gov, Assistant Director for Multifamily/Supportive Housing and Lending at NJ Housing Mortgage Finance Agency (NJHMFA). Rosy spoke of several proposed changes of interest to developers most of which will be voted on at their 2/24/22 Board meeting:
 - Multifamily conversion of 9% to 4% tax credits for those projects that were not awarded funding.
 - Special Needs Housing Trust Fund guidelines to increase per unit and project ceilings. This fund was infused with 20 million from new legislative changes enacted last year.
 - New Affordable Housing Gap Subsidy program was announced to address COVID related project cost increases in projects. NJHMFA sent out an information bulletin with info about the program yesterday. This is available through the American Rescue Plan (ARP) funding. This is available now.
 - Other programs on the horizon. All info can be found here: <https://nj.gov/dca/hmfa/developers/multifamily/>
3. Harry Reyes, harry.reyes@dhs.nj.gov Assistant Division Director of Division Office of Treatment and Recovery Support of Mental Health and Addiction Services (DMHAS) was introduced. Harry introduced David Helfand, david.helfand@dhs.nj.gov new Division Director of Community Services.
 - Governor's Exec order extends public health emergency
 - Issued a new RFP CSS 20 subsidies slots for services in south jersey. These have been awarded to Jewish Family Services of Atlantic and

Cape May (JFSACM) and Collaborative Supports Program of NJ (CSPNJ). More to come so keep abreast of new releases at:

<https://www.state.nj.us/humanservices/dmhas/provider/funding/>

- Early Intervention Support Services (EISS) will be expanded to 10 new counties Passaic, Sussex, Warren, Hunterdon, Union, Salem, Gloucester, Burlington, Somerset, Cape May so available now in all 21. RFP has been posted and is due by Feb. 18.
 - DMHAS very aware of workforce problems and challenges. This is a problem across the country and acutely impacts programs delivery of service. Waivers Certificate from agencies are coming through the licensing office and division is doing their best to address these. Renee Burawski new Deputy Assistant Commission is involved as well as Harry and Dave Helford (a 20 year veteran of DMHAS). His role is to oversee program analysts throughout the state.
 - MEDICAID waiver is still in place (phone services allowed etc.). This should be the case until June.
 - Diane questioned the voucher problems (payment standards are low) Harry relayed that they are evaluating new increased payment standards for July 1 2022 to be more in step with DCA and HUD. Harry pointed out that the latter are still lower than rents or what most folks are seeing. Concerned that consumers cannot absorb the high overages. No good answer. For right now they will allow the individuals to do it so they don't get evicted or made to leave.
 - Diane also reminded Harry about getting CSS back on track. He agreed they will work on reforming the original stakeholder group and bring new DHS Commissioner Sarah Adelman up to speed.
4. Melissa Scofield, Board Treasurer and chair of the Governance and Nominating Committee of the board was introduced. Melissa reminded members that board terms are two years with trustees being eligible for 3 terms before they must step down for at least one year. Melissa thanked the outgoing board members, Noah Freiberg for his years of service. The 2022 proposed slate of the board of trustees was announced. Attention was called to the full list of profiles distributed and on our website: <https://www.shanj.org/board-staff/>

For a first two-year term: Barbara Coppens, Samantha Hennessey

For a second two-year term: Adriana Chizan, Asish Patel, Steve Schoch

For a third two-year term: James Marhold, Randi Moore

The continuing members of the Board of Trustees are:
Gia Gore, Jacqueline Ross, Melissa Scofield, Samantha Hoyte, Maria
Maio-Messano, Nancy Schneeloch, Monica Vir,

The membership voted unanimously to approve the slate. Krystal Odell,
Pennreach motion; Tiffany Weems, 7th and Madison, second. See profiles
of 2022 SHA Board of Trustees: <https://www.shanj.org/board-staff/>

Finally Melissa thanked the other members of the Nominating
Committee: Samantha Hoyte, Monica Vir, Diane Riley

5. Diane Riley, SHA executive director highlights included:
 - a. Diane welcomed new members: Arc of Salem, Capital Impact Partners, Columbia Bank, CGL Associates, and Mission First Housing Group. Thank you those who have renewed and we hope everyone will consider renewing. CGL Associates is looking for a service partner in Sparta NJ, please reach out to Greg Leo ggleofamily@aol.com
 - b. Diane thanked everyone for making our 23rd annual conference a success. A special thanks to our sponsors, exhibitors, and those who attended. The workshops were excellent. Good news is that the workshops are available for 3 months and you still have about 1 week to view! If you were not able to get to some of the workshops the two great keynotes, you can take advantage of the virtual availability. Extra shout out to Valley Bank who gave us an extra gift at the end of the year.
 - c. Diane announced that SHA will offer a new Lunch and Learn Feb 23rd, Solar Landscape with topic of Creating Renewable Energy and Cost Savings for LMI Renters. SHA has been able to offer 3 to 4 additional virtual 1 hour sessions throughout the year on specific and innovative topics.
 - d. Diane gave an update on the latest Medicaid news from their recent Medicaid Advisory Council (MAC) meeting. SHA submitted comments on the 1115 waiver and is excited to report that for the first time Medicaid has proposing including tenancy search and maintaining tenancy as allowable HCBS services. SHA comments centered on including more information on how providers will be included in the service planning and payments. Medicaid relayed that more

information will be included before they submit the waiver to CMS. Of important note is that the proposed FMAP funding for housing capital for the 100 healthy homes units was approved by CMS. DMAS has not fully reviewed the CMS letter so this is not official. An announcement will be forthcoming.

- e. The Department of Labor Grant is now taking applications. Lorna Runkle (ACT-Cess) is inviting SHA members to apply through her agency. This is cost free training to members. See past presentation on our website from August Meeting or reach out to Diane or Lorna at actcessusa@comcast.net. LOI is due in the next week, grant submission is mid-March. Lorna will write the grant with info from you.
- f. Diane introduced Kate Kelly Project Manager for the SHA Integrated Community Project (ICP) to give an update. Currently in Phase III. The Municipal Self-Assessment is complete and identifies 7 themes for integration. So far, we have done an interactive self-assessment for three municipalities. The goal will be to work with 3 in all the target counties (Bergen, Ocean and Camden). Kate asked for help in making connections in Camden, Winslow, Jackson or Point Pleasant. Presentation can be found: <https://www.shanj.org/past-sha-membership-meetings/>
If you work in the three counties and would like to get involved, reach out to Kate.Kelly@shanj.org.
- g. Diane introduced Kate Leahy Project Manager for SHA's new Housing Navigator Project (HNP). This project was made possible with a grant from Dept. of Community Affairs (DCA). HNP is an 18-month project with two main goals: to strengthen services that connect people with available housing and to bridge the gap that will provide greater access to housing for the most economically challenged in NJ. Phase I will research best practices across the US to share results and tools with NJ providers. Shelley Samuels from SRS Strategic Associates is conducting the national research. Phase I will also include a series of focus groups to identify gaps in service from the perspective of people with lived experience. Phase II and III will establish and work with collaborative of stakeholders providing current navigation services in NJ to examine research and adapt promising practices for use to improve service delivery. Presentation can be found: <https://www.shanj.org/past-sha-membership-meetings/>
Kate invited members to share information on navigation services

provided by your organization and would like to get involved, reach out to kate.leahy@shanj.org.

- h. Diane introduced Thomas Moller from Mutual of American to explain an exciting new member benefit program that SHA is exploring called the Multiple Employer Qualified Retirement Plan. The program would allow organizations to join in a QRP. This will allow smaller organizations to offer 401K to their employees in a cost effective way. The plan aggregates the assets that lowers costs. SHA will reach out to offer more specific information as we move the program forward. For more information at this time reach out to

Thomas.Moller@mutualofamerica.com

- 6. Diane introduced the main presentation topic The ABCs of ADUs (Accessory Dwelling Units). Guest speakers were Marina Rubina, marina@mrubina.com an architect and founder of the Princeton Progressive Action Group (PPAG). PPAG works to ensure that Princeton is an environmentally sustainable town where access to opportunity is shared fairly by socially, racially and economically diverse people, and Dean Daffis in his capacity as Mayor of Maplewood ddafis@twp.maplewood.nj.us.

Both Princeton and Maplewood have changed their zoning to allow ADUs. Marina started with a review of examples of ADUs (smaller homes that share a primary single family lot. This is a nationwide movement. Many states allow ADUs (California, Oregon, Massachusetts etc.). Examples of ADUs are converted garage, carriage house, basement apartment, tiny home etc. ADUs do not require a subdivision. The benefit for ADUs is affordability, small families, multi-generational families, aging in place (rental income), families with a loved one who is disabled etc. or aging parents. ADUs also builds resiliency and sustainability by diversifying housing stock. Objections of density concerns can be addressed as ADUs do no expand the footprint of single family zoned lot. In Princeton it is creating housing and opportunities for home sale that is affordable.

Advocacy is needed for local zoning changes to move beyond single family zoning which is often exclusionary zoning. Ideally zoning changes at the state or federal level would allow innovation and standardized costs (such as manufactured homes). Also financing options need to be addressed. Princeton allows sale of ADU units. This is an option that not as common and more advanced.

Dean Daffis moved ADUs forward in Maplewood. Dean believes ADUs

moves communities to be affordable, integrated and diverse. In Maplewood ADUs started with a conversation about aging in place as they are an Age Friendly Community. They connected with a designer of ADUs in Berkely California and passed along the information to planning boards and councils. While their first iteration of zoning change was narrowly focused on seniors, they found many other groups saw value and the final version of change allowed ADUs without restriction to subgroups of individuals. Maplewood does not allow sale of ADUs. Other issues need to be discussed and addressed such as the use of COAH credits for ADUs, tax incentives etc. In the end Practice makes progress!

These and other very important updates can be found in the Full presentation here:

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

7. The meeting concluded at 12:05 PM. Next meeting of the SHA membership is scheduled for Wed, April 6, 2022
8. SHA Advocacy and Policy Committee met after the membership meeting.
Submitted by Diane Riley, Executive Director