SHA Membership Meeting
October 12, 2022
Zoom Meeting

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. There were 53 people in attendance.

Diane introduced main presenter Liz Osborne, Vice President of Policy and Advocacy for Enterprise Community Partners, losborn@enterprisecommunity.org to discuss “Federal Landscape and New Opportunities”. She reviewed the latest updates from Washington, DC., what the continued resolution means, policy priorities as we near a pivotal midterm election and the outlook for improvements in the strengthening and expanding the Low-Income Housing Tax Credit program. Highlights below:

- Enterprise is one of the largest Housing Credit Syndicators and chief policy advocates and co-chair to the ACTION Campaign. LIHTC has financed 3.6 million affordable apartments over the past 30 years and provided homes to 8 million low income households.
- Strengthening the LIHTC is of upmost importance as it is the most effective tool for financing affordable housing. Enterprises main priority is the Affordable Housing Credit Improvement Act (AHCIA) a bill (HR 2573/S116) introduced in the last 3 congresses: Legislation to strengthen and expand the Housing Credit. There has been some success with certain provisions have been enacted in other legislation. In 2020 a major provision of AHCIA was enacted with the establishment of the minimum 4% housing credit rate. In 2018 AHCIA enacted 12.5 point housing credit allocation increase for 4 years until 2021 and also income averaging.
- This new bill would create an additional 2 million affordable homes. Main provisions include 50% increase in housing credit allocations including last allocation; lower the threshold of Private Activity Bond financing from 50% to 25%; three boosts to enable the Credit to better serve hard to reach communities- rural, Native American, high poverty, high- cost communities, extremely low income and formerly homeless tenants.
- 117th congress final months. The Legislative State of Play: FY23 Continuing Resolution- $2 billion for CDBG-DR for natural disasters in
2022-2021, $12 billion for Ukraine support and Relief, extends National Flood Insurance Plan program.

- In general tax legislation does not move often so the best chance of enacting some of these priorities will be in the budget that moves every year. The question this year will be when will the spending bill be finalized.

- Mid-Term Elections on Nov 8th; When congress returns the lame duck session priorities will be - FY23 Omnibus; NDAA (Defense Authorization Legislation). NDAA is a bill that can serve as a pathway to advance various non-military related provisions with a 60 plus year record of annual authorization. There may be housing provisions that can be enacted in the bill. Last year, CDBG-DR received permanent authorization through NDAA. There is a high bar for non-defense related provisions to be included but it does happen. Senate Republican, Senate Democrats and House Dems may want to finalize FY23 spending bills this year before the new Congress to extend it after the December 16th deadline.

- The ACTION Campaign (national grassroots coalition) has over 2,400 members working to protect, expand, and strengthen the housing credit (SHA is signed on). Info for this campaign is website: rentalhousingaction.org. This website is updated frequently with fact sheet and resource information by state, district and issue area. Contact at Enterprise is Ayrianne Parks, aparks@enterprisecommunity.org. Attendees were also encouraged to reach out to Liz. Diane added that the data per legislative district was extremely helpful in advocating for LIHTC in the past. The Action Campaign also has advocacy alerts to people who sign on that will make people aware of the immediate and timely need with suggested language.

Liz closed urging people to call their elected officials/offices to urge provisions to be included.

The meeting continued with State Updates.

Kerry-Anne Henry, KerryAnne.Henry@dcf.nj.gov, Asst. Director, Asst. Director, Office of Housing with the Department of Children and Families updates were as follows:

- She began by sharing the DCF State Profile document. This document is a great resource to understand the Department. SHA will share this along with the presentation on
Each month DCF serves approximately 100,000 people a month: 30,000 children involved in Department of Child Protection and Permanency (DCPP) served in own home (in-home visiting), Family Success Centers, Behavior Health System). 37,000 children and their families through Children System of Care (CSOC)

Housing efforts CSOC): is a prevention effort in child maltreatment. Housing builds resilient communities.

The Housing Office sits along with there are three sister offices with focus on prevention: Office of Family Support Services, Office of Early Childhood Services and Office of Family Preservation and Reunification; Office of Housing is under the same umbrella as the other offices focused on prevention.

Office of Housing (as others) looks to leverage their role. They do this is different ways: Program Implementation- direct provision of housing; Systems Integration-working with partners in helping youth and families that are vulnerable to homelessness or experiencing homelessness; Capacity Building-helping providers contracted with understand how to support vulnerable households.

One of the most successful housing programs is Keeping Families Together. Since its inception in 2007 through statewide implementation in 2019, the program grew from serving 10 to 623 families. The housing office was officially established in 2021.

The housing office does not provide emergency housing. But it does provide a connection to other resources.

Housing Portfolio consists of Transitional, Supportive, Supportive Housing and Housing-Related Service. High volume counties include Camden, Essex, Hudson.

DCF has expertise in service special populations. Train service partners on how to provide services to those populations.

Office of Housing facilitates a monthly Statewide Housing call with provider partners.

DCF Housing needs us to share insights to understand the resources needed.

Newest initiative: Foster youth to independence (FYI) to solve youth homelessness. Two counties to start Camden and Essex to identify and house 25 youth 18-24 HUD based initiative. Partnering with COCs and housing authorities. This is services plus housing (supportive housing). They are looking to expand to other counties.

Impact is measured in the program. The initiative has seen an impact of over 90% of people housed over 24 months.
Next steps: are to increase access to evidence based interventions like motivational interviewing; increase access to housing for youth and families. DCF releasing a concept paper on their work and planning.

Providers are invited to join the housing calls and to connect with the Office of Housing (OOH)

Questions: How are each Departments housing offices coordinated and referrals received? Referrals come directly through DCF (case manager) for those already in the program and youth program referrals are from the adolescent housing hub provided in the handout. Anyone from the community can access those resources 24 hours a day. They get connected to a provider in the county. DCF and DCA are in consultation and working together. DCF continues to be part of the Homelessness task force. They are looking forward to that restarting and helps people come together to align resources. Does DCF have a goal in the number of families to serve. Best is a range 1500-3000 families. More in depth answer will be answered in the concept paper.

Approval of the Minutes: Steve Schoch, Board of Trustees, Strategic Planning Chair sschoch@kitchenandassociates.com asked for a motion to approve the minutes. Barbara Coppens motioned to approve the minutes of the August Member meeting. Asish Patel seconded. Minutes were unanimously approved.

Steve Schoch continued with an update on the SHA Strategic Planning process.

- Steve reminded everyone of the previous meeting discussion on strategic topics being incorporated into the meetings, acknowledging that conversation is better in person.
- He followed up with the Poll from the last meeting and online poll questions. What do people want? Majority answer was an open forum to brainstorm ideas for the future.
- Steve invited people to put in the chat the topics that people would like to discuss at SHA and with colleagues. The strategic planning will get the chat info and discuss. Some noted in the chat: streamlining Community Based of Services, reduce the number of applications individuals have to submit to get on wait lists, developing more energy efficient affordable housing, particularly using passive house design and net zero house. How would it impact the operating budget?, explore a federal universal voucher available to everyone
who needs it, green/energy efficient housing, more housing options.

- Please email Diane if anyone would want to be a part of the committee or any board.

Diane Riley, Executive Director of SHA gave an update on SHA projects and initiatives summarized below:

- Conference reminders: SHA annual conference is Friday Nov. 4th at The Palace at Somerset Park. The **Keynote speaker is Dr. Dan Tomasulo**, Academic Director and Core Faculty member of the Spirituality Mind-Body Institute at Teachers College at Columbia University will speak about “Learned Hopefulness.” SHA awards announced: SHA Hero Award will go to Norm Smith founder of Project, Municipal award to Edison Township in all they have done for Housing; Two Project Awards Harmony Village and Bergenview Apartments, and finally SHA’s Innovation Leader award will honor Leslie Stivale, Executive Director of Triple C Housing.

Diane spoke about the importance of sponsorships thanked current sponsors. Sponsorships funds the conference and about one third of SHA budget and is appreciated.

The deadline for printing conference Ads Friday 10/21/22 - Joseph can help with crafting of design for print. Exhibit space is available. take place, if you know an exhibitor that should attend, please reach out to SHA.  
[https://www.shanj.org/2022-conference/](https://www.shanj.org/2022-conference/)

- The Affordable Housing Data Project: Several years ago at SHA’s Investors Counsel (Banks, Developers, State Leaders, DCA, HMFA) it was noted that the municipal trust fund balances have not been documented for years. This was one of the roles – provide resources - that went unmet when the Council on Affordable Housing (COAH) was disbanded. This is an important resource for developers (and advocates) because they could use these balances to help plan affordable projects across NJ with municipalities. SHA approached our financial a partners (Valley and M&T bank have since funded the project) with the idea of collecting this information. Sha is looking for a third anchor. SHA has contracted with Fair Share Housing to help gather the data. This is a 12 month project that has just started. SHA will develop a searchable database and post the information online website so everyone will have access. We will not get all 564 municipalities but we will get many. Stay tuned for more details.  
[https://www.shanj.org/affordable-housing-data-project/](https://www.shanj.org/affordable-housing-data-project/)
- Housing Navigation Project: Dept. of Community Affairs (DCA) funded 18 month grant SHA was awarded January 2022. How can we do a better job in connecting people with affordable homes? The first stage of two reports has been finished of national level research by Shelley Samuels of SRS Strategic Associates and New Jersey State Report led Kate Leahy, SHA’s Housing Navigator Project Manager. What works, best practices, tools and resources etc. Currently in Phase II, Kate is meeting every couple of weeks with a Housing Navigator Collaborative of organizations (convened by SHA) to review the reports and make some recommendations to the State to improve housing access. The last Phase (third Phase) Collaborative will implement changes and recommended improvements in funding, procedure, and policy. This is an extremely timely discussion.

Lorna Runkle (Actcess USA) reminded people that though the Dept. of Labor grant agencies can provide training to employees.

- Diane shared Arnold Cohen’s NJ Legislative as he was unavailable. Arnold Cohen is Senior Policy analyst at Housing Community Development Network of NJ (HCDNNJ). Legislature Homeless Bills coming to be heard: A684 (Verrelli), A4105 (Lopez, Jimenez, Quijano), A4755 (Lopez, Moen, Speight), A4756 Spearman, Wimberly, Reynolds-Jackson), A4757 (Jimenez, Tucker, Atkins) resource navigators, were summarized.

Renee Koubiadis (Senior Policy Advisor) and Michael Callahan (Director of Homeless Prevention) from DCA updates included:

- Michael mentioned the key initiative is working with the Governor’s office and innovation to lay data infrastructure for cross agency collaboration and expanding out to State agencies and entities (Medicaid data warehouse, transit police, state library system). We're really looking at tackling good data and data practices and developing that capacity throughout the prevention ecosystem.

- December will have first report about the longitudinal analysis of entire homelessness prevention ecosystem in the state. Report will have 2 versions will have plain language version and more deep dive into homeless/housing analysis.

- DCA will be working to tap into people with lived experience.

- The Homeless office will be looking specifically through Data, system design, service delivery.

- Expect key initiatives: 2nd round diversion funding later this year for diversion expansion, plus $2 million to 17 grantees for the data
driven decision organizational enhancement program particularly this is going to give direct funding to establish a data analyst staff in Community Based Organizations and support data quality improvement initiatives at COCs.

- Renee stated they are working with stakeholders and anyone interested in participating in surveys, focus groups (for next year) or interviews around establishing standard statewide for what housing case management is and housing navigation and resource navigation.
- There are currently no standards as SHA has found in our research.
- DCA would like to build training around the roles and responsibilities.
- Developing standards for roles of Housing and Support Services and increase salaries.

Lastly, Harry Reyes, Assistant Division Director, Division of Mental Health and Addiction Services (DMHAS), harry.reyes@dhs.nj.gov shared:

- DCA's current payment standard rates have increased and the Division matched the current DCA rates using 2022 voucher payment standards. Previously DMHAS they were using the 2020 rate payment standard rates. Their rates change starts November 1st forward.
- Even thought 2022 standards rates are not yet aligned with HUD 2023 they are a significant increase from the 2020 rates. When there was a discrepancy and rates in a particular area went down, DMHAS has kept it at the higher rate.
- HUD just released new rates using new/different data that will allow them to be more timely.

The meeting concluded at 12:10 PM. Next meeting of the SHA membership is scheduled for February 2023. SHA Advocacy and Policy Committee met after the membership meeting.

All presentations and agendas can be found on the SHA website: https://www.shanj.org/past-sha-membership-meetings/

Submitted by Diane Riley, Executive Director