SHA 25th Annual Membership Meeting
February 1, 2023
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. Diane introduced Amy Scartocci amy.scartocci@dhs.nj.gov Housing Director of the NJ Division of Developmental Disabilities (DDD) to give an update:

- The Statewide Transition Plan received final approval. DDD is working with providers around compliance activities. The final compliance date is March 17th. There are available resources including: A providers guide and training information on the settings rule (HCBS website), training conducted by the Boggs Center with support coordinators on their role related to the settings rule (Bogg Center website, the final letter CMS approval letter (DMAHS website), website. DDD submitted a corrective action plan to give more time to continue to engage with CMS on heightened scrutiny sites that was acknowledged. DDD will continue to work with them to evaluate these sites and compile information with the providers.

- DDD continues to manage approximately 8,000 Housing Subsidies- in provider managed settings, 1,000 self-directed settings and 75 people approved for subsidy and seeking housing. The areas of housing are sought in Bergen, Camden, Essex, Middlesex, and Morris. Amy is seeking information on available units in those areas and asked if anyone has info to please email her with information.

- Division recently updated the community care program and supports program manuals.

- Amy reminded those gathered that DDD has a rolling ROI for the provider ready directory for providers interested in applying.

- Recently the Office of Integrity and Accountability updated the Risk Indicator Report. A recording of the webinar is available on their website.

- The next DDD update webinar is February 23rd with Jonathan Seifried.

- In answering the question about group home subsidies about
payment standards Amy confirmed that there is an algorithm of 75% of a single room occupancy but will confirm if the numbers are based off of 2017 or 2016. DDD is advocating internally increase. Diane suggested that SHA will make sure to advocate for this important increase. ABCD wrote a good analysis and the Arc of New Jersey added they are advocating for an increase in these subsidy rates for other units in their budget testimony.

2. Diane called for a motion to approve of the minutes from the October 2022 meeting. All minutes, agendas and presentations are posted on the SHA website: https://www.shanj.org/past-sha-membership-meetings/
Steve Schoch motioned to approve the October minutes, Monica Vir second. Minutes were approved.

3. Monica Vir, co-chair of the Governance and Nominating Committee of the board was introduced. Monica began by introducing the other members of the nominating committee: Samantha Hoyte, Diane Riley, and Melissa Scofield and 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. Monica thanked the outgoing board members, Randi Moore and Melissa Scofield for their years of service.

The 2023 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: Kenneth Bland from Valley National Bank and Peter Rosky from Meeker Sharkey and Hurley

For a second two-year term: Samantha Hoyte, Maria Maio-Messano, Nancy Schneeloch and Monica Vir

For a third two-year term: Gia Gore, Jacqueline Ross

The continuing members of the Board of Trustees are: James Marhold, Adriana Chizan, Barbara Coppens, Samantha Hennessey, Asish Patel, Steve Schoch

Monica Vir motioned to approve; Steve Schoch second. The membership voted unanimously to approve the slate.
4. Diane then introduced Justin Scheid, New Jersey Field Office Director of the Office of Field Policy and Management at the US Office of Housing and Urban Development (HUD) Justin.E.Scheid2@hud.gov to give updates. His announcements were:
- $25 million across the country to 98 public housing authorities for permanent affordable housing to non-elderly persons with disabilities. In New Jersey 5 PHA’s were awarded funding for North Bergen, Union County, Bayonne, Hunterdon County and New Jersey Community Enterprises Corporation. A Choice Planning Award was granted to Salem City.
- Hud announced $568 million available to address lead based paint and other housing related hazards.
- HUD just closed a NOFA on healthy homes and weatherization cooperation demonstration and closed their Section 202 to supportive housing for the elderly program.
- On the disaster side, HUD announced late last year an additional $150 million to the state of New Jersey that the DCA will develop their action plan for in addition to the $228 million distributed for Hurricane Ida. The state has about $378 million. They have submitted and have an approved action plan for the first tranche of about $228 million but are preparing plans for the additional $150 million. HOME American Rescue plan funding- $130 million was sent out around the state. Those action plans are coming in. There’s been a lot of activities in New Jersey on rental assistance demonstrations and preservation. Last year in US there was $430 million in mixed finance development deals, $183 million in grants through Choice and HUD is trying to push on housing development and preservation.
- Some FHA assistance for borrowers just came out.
- On equity: HUD just announced the rule making process for affirmatively furthering fair housing. In 2015 HUD proposed a rule requiring all municipalities to create assessments of fair housing to comply with the fair housing act ensuring obligations were met to reduce segregation and inequality. This rule was re-announced for public comment.
   There is a movement in the agency to ensure that appraisals are more equitable. FHA is creating a process that people seeking FHA
financing can use to request review of their appraisal if they believe their results have been skewed by racial bias. The secretary also launched the paid initiative, an interagency task force committed to rooting out racial bias in home evaluations.

The agency announced a Renter’s Bill of Rights.

- Justin added: All municipalities accepting HUD funding and their entire jurisdictions, public housing authorities etc. will have to do an equity plan every 5 years containing Fair Housing analysis goals and strategies based on community engagement. This will be a new streamlined process which will be rolled out slowly. Equity plans will be due 365 days before a consolidated plan or PHA plan due date. They are encouraging regional participation. Encouraging participants to collaborate and submit a single joint equity plan.

- A press release link was provided by Justin for details of this information and opportunity for public comment. https://www.hud.gov/press/press_releases_media_advisories/HUD_No_23_013 SHA homepage has provided some of this information as well. Past SHAre newsletters can be found on the SHA homepage www.shanj.org Diane thanked Justin for his updates and reminded everyone that all speakers contact information is provided on the Agenda on the SHA website: https://www.shanj.org/past-sha-membership-meetings/

5. Diane Riley, SHA executive director highlights included:

- Diane welcomed new or returning members: TD Bank, Dimension Renewable Energy, The Senior Residence @ St. Peter the Apostle, and Woods Services. SHA is sending out member renewals. We appreciate your prompt attention to renewals, and we hope everyone will consider renewing.

- Diane thanked everyone for participating in and attending the successful conference this past November. The next conference is being finalized and everyone can save the date for November 3rd which will be confirmed in a couple of weeks. Diane acknowledged and thanked SHA’s sponsors: LAMB, Amerigroup, Federal Home Loan Bank New York, Valley Bank, Enterprise, NJHMFA, Risk Strategies, Thriven Design, Neighbours Inc., Community Access, Oaks Integrated Care, TD Bank, M&T Bank, CORT, Capital Impact Partners, Columbia Bank, Fulton Bank and NewBridge. New Jersey Community Capital, Project Freedom Inc., PNC Bank, Pennrose, CSH, Bank of America,
Chase, Horizon, Lindabury, and Wells Fargo.

- Diane reviewed the member meeting schedule for the year and the ongoing plan for in person meetings coming out of the pandemic. They will be a mix of in person and virtual meetings. Today’s meeting was virtual, April 5th (in-person), June 7th (in-person), August 2nd (virtual), October 4th (in-person). These are all posted on the website. In person meetings will be back at the Roebling Building Trenton. A notice will be sent out including the time.

- Diane gave an advocacy update as follows: The Housing Community Development Network of NJ is organizing a lobby day; This will follow the National Low Income Housing Coalition conference in DC on March 21st-23rd. On the last day Housing Community Development will arrange lobby visits with NJ delegation. All are invited to come just reach out to Arnold acohen@hcdnnj.org or Diane if interested in attending. SHA will be in attendance for Lobby Day. SHA will focus on the LIHTC.

National Housing Trust Fund procedural changes and proposed amendment are available in at this link: https://nj.gov/dca/divisions/dhcr/2015announcements/approved/o20230125_nhtf.html. This contains information on changes that would allow Condo funding, broadening of the number of units awarded and a list of the included populations which now includes seniors. These are all welcome changes that SHA and SHA members have requested.

HMFA notice that part of $305 million is going to be a $60 million carve out in their Affordable Housing production fund set aside for 9% tax credit. This is necessary because 9% projects from 2020 and 2021 are stalled and they want to get those projects moving.

An upcoming meeting February 9th Stakeholders of NJMAHS (Medicaid) meeting will discuss Housing supports waiver within Medicaid services. The waiver is still awaiting approval.

Money Follows Person Program was reapproved until 2027 at end of year.

Diane reminded everyone of the details for the Anchor program for renters as well as homeowners. This info is regularly in the SHAre. Advocacy Committee meeting after today’s meeting and every other month virtually. New members to the Committee are welcome.
6. Diane introduced Kate Kelly Project Manager for the SHA Integrated Community Project (ICP) to give an update Kate.Kelly@shanj.org.
- Last week SHA launched the expansion of the ICP.
- Kate reminded everyone that the ICP works to increase the capacity of people with disabilities to become more fully engaged in their communities. The ICP originally was an 18 mo. Project working in 3 counties (Bergen, Camden and Ocean). SHA conducted Focus Groups including people with lived experience and some joined their leadership teams in each of the counties. With input, a self-assessment in a series of questions (Google form) for municipalities was developed focusing on areas of employment, transportation, civic engagement, housing access and a strong communication system that people wanted to be integrated and involved in. They met with elected officials and city and town managers in 9 cities and towns within the 3 counties in the First Phase. All information gathered through the focus groups and meetings was used to develop a toolkit launched last summer in July.
- This next iteration is a 12 month expansion into new areas. Kate thanked the New Jersey Council on Developmental Disabilities for their partnership and funding towards the expansion of this project.
- The expansion will be organized in 3 new regions which absorb the first three counties and add more counties: 1) Bergen, Hudson and Passaic 2) Middlesex, Somerset, Union 3) Camden, Ocean and Cumberland
- Organizations interested in helping towards the project can recruit Focus Group members: people with physical and/or intellectual and developmental disabilities, and/or mental health and substance abuse disorders, and/or experience homelessness, and/or who are aging. Focus Group dates as follows: Feb 22\textsuperscript{nd} 10-11am and Feb 27\textsuperscript{th} 6-7pm. An interest form is due by Feb 15\textsuperscript{th}. People can apply using this link: https://docs.google.com/forms/d/1y_to1j9PX4684-PjGCWizdaF0zOBG2pv_91GGF-rgNs/edit
  For those interested in joining a leadership team, the meetings begin virtually in March. Monthly meetings will be held over the next 4-6 months. For more information Kate can be contacted or you can visit the link for the project on SHA’s website. https://www.shanj.org/about/
These slides are available: Presentation can be found:
7. Diane introduced Kate Leahy to kate.leahy@shanj.org Project Manager for SHA’s new Housing Navigator Project (HNP).

- A brief review: HNP is an 18 month project awarded to SHA (DCA funded) designed to bridge a gap to bring greater access to affordable housing to those most economically challenged in NJ and aims to strengthen services that connect people with available housing. This project has Three Phases: First Phase research was conducted by Shelley Samuels and consultants after contacting organizations around the country to see how they conducted housing navigation connections with economically challenged individuals and families to affordable housing. A simultaneous research project with similar programs was conducted in New Jersey and 2 reports were developed with the information from each research project.

- The second phase began in the fall consists of creating a housing collaborative of members from different organizations. The collaborative met regularly through the fall to discuss challenges faced, ideas of best practices and experiences and use the information shared to develop a set of guidelines in a report to help improve the navigation process.

- HCP is currently in the last phase (6 months) will consist of continuing to get feedback from the collaborative on how they have applied some of the guidelines to their navigation process and/or how and where they plan to use the guidelines to make changes to improve housing navigation.

- SHA has introduced some housing technology tools to educate the collaborative and to DCA. Padmission and Housing Connector are effective tools to connect people with housing.

- Some Short Term Guidelines improvement areas the collaborative are examining are: Incentives and Outreach to Local Landlords/Local Realtors, Landlord Engagement Pre-Placement, Landlord Engagement Post-Placement, Preparing Clients, Supporting Clients, Hiring and Preparing Navigators and Supporting Affordable Housing Developers.

- Diane added that DCA has already implemented incentives for landlords into their EHV program and also are hiring housing navigators at their field office.

8. Diane reviewed SHA’s Affordable Housing Data Project
SHA is grateful to M&T Bank and Valley National Bank for their help in funding the project. Joseph Christensen, SHA Membership &
Communication Manager, also thanks Fair Share Housing who is a consultant on this project. This data project will collect information on municipal housing trust fund balances and some other information specific to municipalities and put them into an easy to use search tool.

- Joseph Christensen, Communication and Member Manager j.christensen@shanj.org demonstrated the tool which is not yet available. Search features include order by county or by municipality or search for a specific municipality. Data can be downloaded in excel, csv or pdf form. Any questions about this project can be directed to Diane or Joseph.

9. Diane introduced the main presentation topic: “Built for Zero Movement - Can Homelessness Be Solved?” Built for Zero, a nationwide movement has a positive answer to this question. Using a proven methodology, Built for Zero can help communities make homelessness rare and brief. By using collective resources to tackle homelessness one community and one population at a time, success can be identified and measured at “Functional zero” for one population can accelerate progress for all populations. The presentation highlighted how three communities in New Jersey are using this focused approach to effectively address homelessness. The speakers included: Eileen O’Donnell, Executive Director, Coming Home Middlesex, eodonnell@cominghomedwmiddlesex.org, Michael Callahan, Director Office of Homelessness, NJ Department of Community Affairs, michael.callahan@dca.nj.gov, Richard Uniacke, President, Bridges Outreach, Inc. runiacke@bridgesoutreach.org, Julia Orlando, Director, Housing, Health, & Human Services Center Bergen County, orlando@habcnj.org

An informative video about Build for Zero started kicked off the presentation https://youtu.be/LKDHLMlNprI

- Michael Callahan was the first to speak about the data of the Built for Zero project. At the state level they can view the data from a system county data level. Several counties (such as Bergen, Middlesex etc.) responded to the volume of need and capacity. Data is important to understanding and responding. The functional goal and purpose is to house people rapidly, to drive towards homelessness being rare, brief and non-reoccurring. The Office of Homelessness Prevention (OHP) does not override but supports partners. This year OHP is rolling out infrastructure funding
that will be directed at the county and COC level. Understanding all systems need a baseline and robust data to work. Look for announcements at the Monarch’s COC meeting next week. Tableau will be available to every COC in the state to support data collection and analysis.

Michael presented a Funding Chain showing it takes 87-104 days before OHP responds with extra funding to grantees for need. Their reach goal for the end of the fiscal year 23 is to have less than 30 day response time. This will require funding. Current federal funding is not robust enough to include data infrastructure. OHP will endeavor to be that funding source. The expected timeframe of rollout is Q3 2023.

- Julia Orlando gave a Bergen overview. Julia’s center, a shelter that opened in 2009, is the only county owned shelter and contracts with the Bergen county housing authority to provide the clinical and managerial oversight of the program. Their main focus is housing and the goal is to end homelessness. The shelter is a One Stop Center providing: 90 shelter beds, open 24 hours, drop in program 365 days a year, 3 meal a day nutritional program (70,000 meals a year), Wellness Center (Nurse on-site), shower, laundry, storage, mail service, computers and telephones. During the pandemic they recognized themselves as a command center, closed the shelter and housed everyone (140 households) in motels. A reduction in the overall shelter program expresses the need to house people faster. Working with partner agencies allows this shelter to be an environment where everyone can connect quickly to triage services.

Julia discussed that “ending chronic homelessness takes political will, leadership, collaboration, and coordination among multiple state and local programs, to align resources, for housing and supportive services”. It takes commitment from all to accomplish this.

Bergen started Built for Zero was February 27, 2015. Their Timeline: 2012 All Star Participants in 100K Homes Campaign, Feb 17, 2015 began Journey to Zero as a Vanguard Community. August 2016 completed Michelle Obama’s Mayor’s Challenge to end Veteran homelessness, Feb 27, 2017, reached functional Zero for chronic homelessness (first community in the nation to do so), April 2017 reached functional zero for Veterans homelessness (double zero community), Sustaining Zero for Veteran and Chronic Homelessness.
for over 5 years. Benefits of a Zero community: encourages improvement in data, sense of urgency, accountability (who’s most vulnerable), coaching, supportive community that understands challenges of working with these populations. She believes there needs to be a sense of urgency to house people which the Build for Zero model gave them. Community Solution provides coaching, and she encouraged people to undertake the model with the understanding that there is a support system of people that speak your language.

- Eileen was introduced next by Diane to present her experience of Coming Home Middlesex (CHM). The agency was created with seed money from the county to coordinate all efforts people were making (different agencies) to end homelessness. They have an open HMIS system (Homeless Management Information System) so agencies can see each other’s work (data) and can all work together with one client. CHM is the hub of the wheel. They could create an assessment of the need for different programs and get them running. CHM was ideal for a Build for Zero community.

To get started Community Solutions will provide a couple of learning sessions a year to find out what other communities are doing in the country and Action Cycles with a coach.

Eileen discussed the 4 Principles guiding Built for Zero’s work: 1) Integrated command center team; 2) comprehensive, real-time, by name data; 3) community-level measurement; 4) strategic, data-driven housing investments.

To begin, success is driven by communication between all players. Constance engagement of all key players is important.

A main mantra of Build for Zero, A four-stage “trial and learning” model is used Plan-Do-Study-Act (PDSA Cycle) to test new ideas to rapidly discover and implement new ideas for improvement or change. A dynamic activity.

Community Solutions held an 8-week retreat with the Built for Zero team and designed this 8-week challenge to reduce chronic homelessness. By June 15, 2019, they had a goal of this reduction of 28% and had 112% success. Their aim is to reduce total homelessness by 50% by June 2024.

- The last speaker was Richard Uniacke, from Bridges. On April 1, 2020 Bridges started a partnership with Newark and Essex County. Covid actually fueled progress. Bridges started an outreach and engagement
The program was able to document 1,197 people who experienced unsheltered homelessness in Newark. This is 9 times what was reported to HUD in the Point in Time Count (PIT). At the same time their drop-in center had 1,889 people served by a case management. This paints an accurate picture. Bridges represents 2 major areas of input into the system. The challenge is they are not connected to the coordinated entry-system. The aim is to merge all the entry streams and that coordination is not ready to happen, but it is the goal.

Presentations and other very important updates can be found: https://www.shanj.org/past-sha-membership-meetings/

The meeting concluded at 12:15 PM. Next meeting of the SHA membership is scheduled for Wed, April 5, 2023

SHA Advocacy and Policy Committee met after the membership meeting.
Submitted by Diane Riley, Executive Director