SHA 25th Annual Membership Meeting  
June 7, 2023  
Mary Roebling Building, Trenton NJ

Diane welcomed everyone. Everyone introduced themselves around the room by name and affiliation. 50 people were in attendance representing housing developers, supportive services providers, advocates, government representatives, corporate vendors, and families.

1. Jackie Ross Secretary of the Board of Trustees called for approval of the minutes of the April 5 meeting which are posted on the website: https://www.shanj.org/past-sha-membership-meetings/
   Motion: Adriana Chizan motioned; Barbara Coppens seconded.

2. Diane thanked new or returning members: TdBank, Dimension Renewable Energy, HABcore, Giant Development & Contracting, Housing Authority of Gloucester County, iStrive Community, Rappaport Development, St Peter’s Residence, TaUrt’s Village, NonProfit Finance Fund, HandyPro, NJAAID and Woods Services
   All membership renewals went out in January/February. Thank you to those members who renewed promptly. Please renew as soon as you can or reach out to discuss.

3. As a reminder, Diane thanked everyone for participating in and attending the successful conference this past November. This year’s 25th year anniversary conference will be held at the Palace at Somerset Park on November 3rd so please save the date. SHA is forming a Workshop and an Awards Committee. Diane asked for those interested in participating to reach out to discuss.

4. Diane Riley introduced Daryll Godfrey, COO of the New Jersey Redevelopment Authority, dgodfrey@njra.gov to give an update on the new Affordable Housing Support Initiative.
   - Daryll described the New Jersey Redevelopment Authority was started in 1996 to provide financing to mix used projects throughout 67 urban communities in New Jersey from Salem up to Paterson. Their goal is to change the plight in urban areas particularly with mixed used Housing.
   - Recently received $25 million from the Department of Community Affairs (DCA) with help of Lt. Governor Sheila Oliver and Governor Phil Murphy that will help them work with small developers on Affordable Housing. NJRA will not use the same underwriting
criteria as other programs. Recently they took an initiative to the board to provide $5 million to Invest Newark (the economic development engine of the city of Newark). These funds will be used to build affordable housing on lots that have been abandoned. It will also give opportunities for current Section 8 recipients to have training in homeownership and use the Section 8 mortgage program to become homeowners. This is a holistic and sustainable approach that will change communities. NJRA is looking for people with bank underwriting experience to join their team. Those interested can find information about this program on their website: njra.us.

- $25 million currently is oversubscribed as of today for this new program. They are very interested in rural communities. They are approaching the Governor for additional funds.
- Darryl elaborated further on the underwriting criteria which has been a barrier. Their underwriting criteria will be different. They are looking for a developer to provide 10% (versus 20 or 30%). They will provide training for new developers to learn and give them tools and support for success. Once the money is paid back, they will reinvestment in more projects.
- Attendees were given the opportunity to ask questions. Sustainability after the initial purchase was discussed. They will provide the support ongoing to help. Educating those in need throughout the life of the project is important. Darryl said they work closely with the community including the mayor and social services in the community in discussion of needs. NJRA has other programs such as Urban Site Acquisition Program (to help with the capital stack), Redevelopment Training Institute Program (RTI) and will work with banks, HMFA and DCA.
- NJRA was very effective during COVID using grants equaling $40 million and spoke to landlords to help small business owners avoid housing evictions.
- Camden is the next area they will visit for a possible project.
- Darryl is actively on the road to discuss this program and make sure communities are aware of this opportunity.

5. Diane introduced Amy Scartocci, amy.scartocci@dhs.nj.gov Housing Director for the Division of Developmental Disabilities (DDD) to give an update.
- She began with an update on the proposed new budget as follows:
$6 million in funding to develop 25 group homes with 100 beds to support people moving from nursing homes and other institutional settings. Most probably this will be $60,000 per bed to support the development of the location; an additional $5 million in funding to redevelop Emergency Capacity Programs. This will enhance services and behavioral supports for these programs to meet the needs of those utilizing the programs. Finally, a proposed $5 million of state only funding to increase provider managed rents by 10%.

- Home and Community Based Services and compliance update: statewide transition plan approved by CMS in January 2023 with a compliance deadline was in March; a Corrective Action Plan submitted by the state to continue engagement with CMS related to heightened scrutiny settings. This was approved May 31, 2023 (information can be found on the Federal website) with state website updated soon.

- DDD is exploring opportunities for future provider training to providers soon at meetings and special lunch and learn to ensure a thorough understanding of HCBS, heightened scrutiny and compliance requirements. Check the DDD website for training opportunities and information; The BOGG Center has also added training at their college of direct supports so people can access that for professional development.

- DDD continues to work with providers and developers statewide to help expand housing. Currently the subsidy team oversees 7,421 subsidies in provider managed settings, 1,084 subsidies in self-directed settings; currently 89 people with approved subsidies are looking for housing. Amy asked those attending to reach out with any opportunities directly to Amy via email or the housing subsidy helpdesk.

- Attendees were given an opportunity to ask Amy questions. Amy shared census for developmental centers is about 1,010; a waiting lists for the CCP (Community Care program) exist but this is no longer a waiting list for housing. There are vacancies in existing programs, housing, licensed group homes and supervised apartments that need to be matched with the needs of the right client; She also shared that the RFP funding to expand medical and behavioral population housing needs created 40 to 45 homes for this population and they are continuing to address this need.
Diane introduced Alicka Ampry-Samuel, the Regional Administrator for HUD Region II. [RegionalAdministratorNewYork@hud.gov](mailto:RegionalAdministratorNewYork@hud.gov) to give an update. Alicka oversees $6B of funds for the HUD regional office. Justin Scheid also joined.

Highlights:

- Alicka began by thanking SHA members for their support for people with special needs.
- She commented that the remarks of prior speakers resonated with Secretary Fudge’s emphasis of “the impact of now.” If we can’t leverage across agencies, we will not be able to utilize the money we have. In the recent debt ceiling negotiations, you see that realized. Money will go back if we can’t utilize the money now.
- Housing has been her calling for 25 years. She grew up in public housing and then her family used section 8. From her prior experience she understands meeting people where they are and addressing their needs for success.
- HUD's priorities, create strong sustainable and integrated communities. Expanding access to affordable housing is core to achieving the overall goal. The main priorities are: addressing homelessness, climate recovery from extreme weather especially vulnerable communities, and making HUD easier to navigate so HUD can help people who need it the most. HUD is emphasizing agencies working together so they can address gaps readily.
- HUD provided 100,000 vouchers with almost 10,000 to the region. Through ARP HUD provided HOME funds for 10,000 new affordable housing units and rental assistance to serve an additional 13,000 individuals in danger of homelessness. $400,000 for 30 mainstream vouchers and an additional $100,000 for Public Housing Authorities for services. Non-elderly persons with disabled vouchers. NB, Bayonne, Hunterdon, CEC (CSPNJ) section 811 mainstream voucher program, search, leasing up etc., security deposit, signing bonuses.
- The debt ceiling agreement unfortunately came with cuts to HUD. Many programs had funds rescinded $19.6M in Cares Act funds, $3.3M in ARP funds. This included tenant based rental assistance, housing 811 programs, project based rental assistance, Section 202 program. The money that was rescinded needs to be obligated
The act did not take back ERAP funding back. She was very interested in suggestions of how HUD can do better at getting these funds deployed.
- HUD would like to work more closely with municipalities especially on the money for environmental resilience.
- Are financial institutions doing enough to leverage funding? Vice President Harris recently brough major financial institutions together to form an economic opportunity council. They have already committed to $3B to create a real estate investment fund.
- Diane suggested setting up a meeting with municipal leaders for a presentation about HUD resources and Supportive Housing and will follow up.
- Justin discussed small area FMRs. Do PHA’s have enough money in their budgets to implement? He also stressed the need for COC’s and PHAs to communicate better.

7. Diane introduced the first main presentation entitled, “Dismantling Exclusionary Zoning: NJ’s Blueprint for Overcoming Segregation” and special guests Josh Bauers, Senior Staff Attorney joshbauers@fairsharehousing.org and Paola Reinoso, Administrator, paolareinoso@fairsharehousing.org.

All presentations can be found: https://www.shanj.org/past-sha-membership-meetings/

- Josh began with a startling statistic: About 75% of residential land in major US cities is zoned exclusively for single-family housing. This “exclusionary “ zoning has a significant impact on who has access to housing.
- In NJ Mount Laurel IV (2015), the Supreme Court unanimously ruled: to transition enforcement of the Mount Laurel Doctrine back to the judicial system and that towns must work with FSHC and other interested parties to meet their affordable housing obligations.

Since 2015, 21,891 new deed-restricted affordable units have been created. In comparison from 1980-2014 only 21,891 new deed-restricted affordable units were created. Just as important, it created racial and economic diversity in
communities with Mt. Laurel units. The full report can be found: [https://www.fairsharehousing.org/dismantling-exclusionary-zoning-new-jerseys-blueprint-for-overcoming-segregation/](https://www.fairsharehousing.org/dismantling-exclusionary-zoning-new-jerseys-blueprint-for-overcoming-segregation/)

- Mt. Laurel also increased incentivizes supportive housing through bonus credits, HMFA tax credits etc. Avalon Princeton Thanet Development in Princeton NJ was discussed as an example.

- Josh paused to have Diane Riley and Joseph Christensen review the new Affordable Housing Data Project (AHDP). The project seeks to highlight the municipal funding available from towns that have collected 2.5% non-residential development fees to set aside for the development of affordable housing. This data has not been centralized and reported on since 2012.

- The project was funded by Valley National Bank, M&T Bank and Federal Home Loan Bank.

- Paola Reinoso from Fair Share Housing reaches out to towns and/or reviews existing data.

- Joseph Christensen developed an easy to use database to post the data. The data fields available are: Funds Collected, Funds Spent, Funds Balances, Year Reported, Municipal Contact, Website, and whenever possible Administrative Agent. Joseph gave a demonstration of the database easily accessible on SHA’s website: [https://www.shanj.org/municipal-funding-data/](https://www.shanj.org/municipal-funding-data/)

The data can be searched by county or municipality, sorted, and downloaded in excel, csv or pdf formats.

- Josh finished the presentation with an explanation behind the data putting the numbers in context of a towns spending plan. Parsippany-Troy Hills was used as an example. Funds collected and anticipated in the third round through June 2025 were outlined in detail in accordance with the towns spending plan. See presentation for details.


9. Diane introduced the final presentation entitled the “New Jersey Assisted Living Program” with Rebecca Lynn, Executive Director Rlynn@assistedlivinginc.org of Assisted Living Inc. and E.J. Vizzi ejvizzi@brightsidemanor.org Director of Senior Programs at Bright Side Family.

- Rebecca began with an overview of the programs available at
Assisted Living Inc. in Ewing which includes Independent Living Apartment, program that includes the ALP program, à la carte assisted living services, meals, social day programming and transportation.

- The Assisted Living Program (ALP) was defined, and the scope reviewed. The ALP program licensed by the NJ Dept. of Health and Senior Services provides services in public subsidized housing. The program provides assistance with activities of daily living (ADLs) per care plan developed by an RN.

- There are clear benefits to the program. The population in NJ is aging and the ALP program allows residents to age in place. Residents are healthier with fewer falls and reduced infections. It is cost effective.

- Assisted Living Inc. in Ewing is unique as they are a housing provider and a service provider. There is minimal to no additional cost to the Housing Provider to add the ALP but a large ROI return on investment with benefits for residents, management, and staff.

- The housing provider has a written agreement with the ALP program. Housing provider responsibilities include space for ALP staff, desk, etc., refer residents, monthly meetings, and keeping the building safe with easy access.

- ALP responsibilities include keeping ALP areas and ALP resident apartments clean, maintain infection control; acting on referrals; arranging activities to keep residents active and socializing; managing MCO, MLTSS, Medicaid or private pay arrangements; and working with residents and family etc.

- A list of the assisted living providers and locations were provided and discussed.

- EJ Vizzi began her presentation with an overview of the Bright Side Family which is a group of nonprofits whose mission is to provide affordable housing, affordable assisted living, and support services that respond to the changing needs and preferences of older adults.

- Bright Side is a housing provider through Bridge Side Manor in Bergen County and offers the ALP program called PALS in subsidized housing. They also offer aging community services and are an affordable housing developer.

- The Brightside PALS program offers medication administration,
health maintenance and monitoring; laundry, chores, and light housekeeping; personal care for ADLs; meal preparation assistance and social work services.

- There are 13-15 licensed ALP providers in NJ with most concentrated in the Southern part of state. Counties served are Mercer, Camden, Atlantic, Union, Burlington, Ocean, Middlesex with few in in Sussex and Essex. PALS is the only ALP in Bergen County. She stressed there is room for more providers. NJ DOH licenses ALPs to serve in one county plus one adjacent county.

- The cost and eligibility of residents were reviewed. Services can be paid for by Medicaid or private pay.

- Capital Impact (a SHA member) with funding from the TAUB Foundation has created an ALP Coalition to advocate for higher rates and to increase access to this important program.

- The presentation closed with a few examples of senior projects that were developed in Teaneck. The Alpert Group (a SHA member) was a development partner.

The meeting concluded at 1 pm. The next meeting of the SHA membership is scheduled for Wed, August 2, 2023. The August meeting will be virtual. Presentations and other very important updates can be found: https://www.shanj.org/past-sha-membership-meetings/

The SHA Advocacy and Policy Committee met following the formal meeting. Next Advocacy Policy Meeting will be virtual after the August member meeting.

Submitted by Diane Riley, Executive Director