

November 13th, 2024

## COALITION NEWS



### **The Rescue Mission of Trenton in Partnership with the Coalition Launches New Medical Respite Program!**

The Coalition was overjoyed to participate in the November 1st opening of the State's first Medical Respite Center at The Rescue Mission of Trenton. The event brought together social service leaders and government officials including Senator Shirley Turner, to celebrate the culmination of many months of research, planning and collaboration by the Coalition, Mercer County, the Rescue Mission and other supportive services. The 8-bed facility will help answer a long-time need of shelters and hospitals: serving homeless patients being discharged from the hospital who are too fragile to return to the street. The Center provides a safe, clean and quiet place to recuperate while receiving on-site case management to identify permanent housing .

"This is such a great day for so many," said Connie Mercer, CEO of the New Jersey Coalition to End Homelessness (NJCEH), "and an example of New Jersey at its finest; proactively protecting the dignity of all its residents in a fiscally responsible way. We are proud that the Coalition was able to provide the impetus and start-up funding for this important initiative."

[Read More](#)



## Meeting the Behavioral Health Needs of the Unhoused in NJ: A Call to Action Monday 11/18 10:00am

Join us for a conversation at Princeton University on meeting the behavioral health needs of unhoused New Jerseyans in partnership with the School of Public and International Affairs in NJ (SPIA in NJ) and the Eviction Lab. The Coalition will be releasing two reports on the state of mental health services for homeless adults and children in NJ and how you can take action.

**Date:** Monday November 18th 10:00am

**Location:** Whig Hall in Oakes Lounge

**Register** by filling out the form linked [here](#)

Contact Raisa at [rrubinstankiewicz@njceh.org](mailto:rrubinstankiewicz@njceh.org) with any questions.



## PROVIDER NEWS



Isaiah House is delighted to invite you to a special [Ribbon-Cutting Ceremony](#) to celebrate the reopening of Isaiah House's original 14th Street building. This event marks a significant milestone in our journey, made possible by our community's hard work and support.

### Event Details:

**What:** Ribbon Cutting Ceremony for Isaiah House 14th Street Building

**When:** Thursday November 14, 2024, 10 AM

**Where:** Isaiah House, 85-89 North 14th Street, East Orange, NJ

Please RSVP by Wednesday 11/13. Have a great week and hope to see you there!

## RESOURCES FOR HOMELESS SERVICE PROVIDERS



## Human Services Virtual Budget Listening Session

Tuesday, November 19, 2024 | Noon

All are welcome to offer verbal or written testimony to inform the Department of Human Services budget for 2025-26.

To accommodate as many speakers as possible, verbal testimony is limited to 3 minutes.

Sign language and captioning will be provided. Please note any other accommodation requests when signing up.

The Department of Human Services needs to hear from YOU about the need for more state funding for homeless services including shelters! Please consider attending their virtual budget listening session or sending written testimony.

To testify, you must either sign up [through this form](#) by **Friday, November 15** to provide verbal testimony over Zoom or you can email written testimony to [humanservices@dhs.nj.gov](mailto:humanservices@dhs.nj.gov) by Monday, November 18.



**Mental Health  
Association in  
New Jersey, Inc.**

### **Collaboration Between the Mental Health Association in NJ and The Coalition Continues This Fall**

We are pleased to offer FREE training sessions on a range of behavioral health related topics. Sessions are the **third Tuesday of every month** for homeless service providers offered at times convenient for all of your staff:

**Morning: 6am, 8am, 10am**

**Afternoon/Evening: 2pm, 3pm, 7pm**

**Our next and final session of the year is Tuesday, November 19th**

**Topic:** How medication can play an important role in supporting individuals living with mental health challenges **(1-hour session)**

Click [here](#) for the link to register.

**Shelter Providers' Consortium Upcoming Monthly Meeting:  
November 21st at Noon**

*"Most important, relative meeting I attend each month."  
- Zameah Bivins-Gibson, Isaiah House*

Shelter Directors: Please join our monthly meetings for Shelter Providers, the third Thursday of each month from 12pm - 1:15pm. Meetings provide crucial relevant information and bring experts from a range of fields to deliver resources and opportunities for shelters. Meetings are also an energizing chance to network and share best practices and challenges among peers.

Register in advance [here](#).

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### **SAVE THE DATE: Friday December 13th, 2024**

Changes to Medicaid are coming - don't be left behind! Wellpoint (formerly Amerigroup) will be holding an in-person "round table" on Medicaid and the 1115 Waiver. We hope you'll attend.

For more information or to RSVP, please contact Rhonnda Talton at: [rhonnda.talton@wellpoint.com](mailto:rhonnda.talton@wellpoint.com)

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### **Opportunity for Individuals with Lived Experience to Explore Creative Endeavors**

The National Alliance to End Homelessness is pleased to announce the **Susan G. Baker and Elizabeth Boyle Innovation Fund**. This fund honors two of the Alliance's co-founders and will support individuals with lived experience of homelessness in pursuing innovative professional and creative endeavors. Eligible applicants can receive up to \$25,000 in funding for initiatives like starting a business, research efforts, or creative projects. Applications are due by December 30, 2024.

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## **Homeless and Housing Resource Center Offers Trauma-Informed Outreach and Engagement Training**

This training course is accredited for 3 CEUs from NASW and provides foundational information about trauma-informed outreach and engagement strategies, approaches, and service delivery models. This will focus on ways to support individuals who are experiencing or at risk of homelessness who have serious mental illness, substance use disorders, or co-occurring disorders.

[Click here](#) for more information on this and other trainings available.

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## **Covid is Back in Full Force - Protect Your Clients and Staff by Taking Advantage of the Coalition's FREE Infection Control Consultations, PPE and Test Kits**

Click the button below to place your order and/or express interest in a consultation for your organization today!

[Consultations/PPE/Test Kits](#)

**EMPLOYMENT OPPORTUNITIES**

Are you ready to make a **real difference**  
in the lives of individuals experiencing homelessness?

## APPLY TO BE A



# Housing Readiness Coordinator

**Empower** shelter clients to achieve **Housing Readiness** by working with them to **navigate the complexities of securing housing**

(Locations vary at shelters across NJ)

## BENEFITS

- Living Allowance of \$21,500
- Segal AmeriCorps Education Award of \$7,395 upon completion of service
- Health coverage and childcare benefits
- Professional development and networking opportunities

## INTERESTED? HAVE QUESTIONS?

Please send resume and cover letter or direct your questions to **NJCEH AmeriCorps Program Manager, Victoria Tartivita** at [vtartivita@njceh.org](mailto:vtartivita@njceh.org)

## Partner Jobs



**City Relief** is currently seeking to fill four vacant positions in New Jersey: **Resource Coordinator, Guest Care Coordinator, Director of NJ Programs and Finance Manager.** For more information, click [here](#) or contact Lydia Lucas, Chief People Officer at [lydia@cityrelief.org](mailto:lydia@cityrelief.org) or 646-431-4661

*Share your open positions in future publications of this newsletter at no cost.  
Contact Alicia Alvarez: [aalvarez@njceh.org](mailto:aalvarez@njceh.org)*

**NEW JERSEY HOMELESSNESS IN THE NEWS**

## [NJ Towns Suing To Overturn State's Affordable Housing Rules Ask Court To Put Rules On Hold](#)

*Gothamist*



Twenty-two New Jersey towns are suing to overturn a recent state law requiring them to build affordable housing, arguing that it imposes unrealistic targets without considering local development limitations. The towns claim the law unfairly exempts over 60 urban municipalities from similar requirements, despite some already contributing affordable units. They've requested the courts to pause the law's mandates during the lawsuit, potentially impacting New Jersey's affordable housing goals, which include building over 84,000 suburban units by 2035.

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## [What Are We Doing To Increase The Amount Of Affordable Housing In NJ?](#)

*Planet Princeton*

Adam Gordon, Executive Director of the Fair Share Housing Center, describes impermanence as the defining issue in today's housing crisis, impacting families' ability to stay rooted in their communities. Gordon will join two other experts to discuss New Jersey's new law, Bill \$50/A4, which creates a legislative framework for assigning affordable housing obligations to municipalities. This law marks a shift from a court-managed to a legislative system, aiming to address the severe affordable housing shortage that leaves many families at risk of frequent moves or homelessness.

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## [Burlington County To Build First-Ever Emergency Shelter Addressing Homelessness, Housing Insecurity](#)

*Fox 29 Philadelphia*

Burlington County has begun building its first-ever emergency shelter in Westampton to house up to 60 adults experiencing homelessness. The \$18 million facility, supported by state and federal grants, will provide 24-hour security, medical triage, and case management to help residents transition to permanent housing. While some residents raised concerns about the location, county officials highlighted the urgent need, with Commissioner Director Felicia Hopson noting the shelter's importance for community safety and support.



## [NJ Homelessness Up; Camden County Plans Services Center, Burlington County To Open Shelter](#)

70&73

New Jersey's homeless population reached a decade high in 2024, increasing by 23.5% from 2023 and nearly 57% from 2021, with 12,680 individuals experiencing homelessness according to Monarch Housing Associates' "NJ Counts" report. The surge has prompted initiatives like Camden County's \$6 million multi-agency center and Burlington County's \$18.3 million emergency shelter, aimed at providing support and resources. Homelessness disproportionately affects Black, non-Hispanic residents and is primarily driven by eviction, job loss, and mental health challenges.



## [Superior Court Sets Key Date For Arguments On New NJ Affordable Housing Obligations](#)

RealEstate NJ

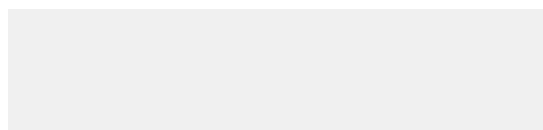
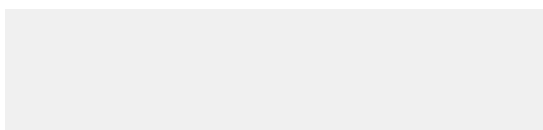
A New Jersey state judge has scheduled a hearing for December 3 to consider whether to temporarily pause new affordable housing requirements, following a lawsuit by 22 towns challenging recent Department of Community Affairs (DCA) guidelines. The towns argue that the DCA's plan, which estimates a need for over 150,000 affordable homes by 2035, imposes excessive demands without addressing local constraints. This legal challenge is part of the ongoing debate under the Mount Laurel doctrine, which has shaped the state's affordable housing policy for nearly 50 years.

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## [New Jersey Call For 85,000 New Units](#)

Planetizen

New Jersey's Mount Laurel Doctrine requires each town to provide sufficient affordable housing to meet local demand, prompting the state to call for 85,000 new units, mainly in northern areas. Some local officials, like Parsippany's mayor, argue that increasing high-density housing could overwhelm infrastructure and resources, while others are already building affordable units. The Department of Community Affairs (DCA) allows towns to adjust these targets by proposing alternative calculations based on local factors like sewer capacity and environmental considerations.







### [Jersey City Council Approves Measure To Give Residents Affordable Housing Preference](#)

*Hudson County View*

Jersey City Council has unanimously approved a new ordinance granting local residents' preference for city-funded affordable housing units. Sponsored by Councilmen James Solomon and Frank Gilmore, the ordinance allows existing residents to have priority in lotteries for new affordable units, provided these units aren't federally or state funded. This measure aims to support residents amid rapid development, ensuring they benefit directly from the city's affordable housing initiatives.



### [Roll Call: DCA Says It Has Awarded More Than \\$100 Million To Nonprofits To Help Build Housing](#)

*ROI-nj.com*

The New Jersey Department of Community Affairs (DCA) has allocated over \$108 million in Affordable Housing Trust Fund (AHTF) grants to support 44 affordable housing projects statewide since Governor Murphy took office. These projects, led by community-based nonprofits and developers, aim to build 939 affordable units, including 153 for homeownership, with a focus on smaller, sustainable developments that serve local needs. DCA has channeled funds through three distinct programs—Municipal Settlement Fund, Neighborhood Partnership Fund, and Innovation Fund—to address diverse housing challenges, enhance community resources, and ensure long-term housing affordability.



### [Opioids Crisis, Evictions, Better Counting Push Paterson Homeless Number Up 66%](#)

*Paterson Press*

Paterson's homeless population surged by 66% from 2023 to 2024, driven by factors like the opioid crisis, increased evictions, and expanded efforts to



### [Toms River Closes Homeless Camps - Secure Out-Of-Town Housing](#)

*Shore New Network*

Toms River is closing its homeless

count unhoused individuals, according to the NJ Counts report. The report found that 411 people were homeless in Paterson in January 2024, with both sheltered and unsheltered populations rising significantly. Social service leaders attribute the increase to rising rents and limited affordable housing, with many unhoused individuals facing mental health and addiction challenges.

camp, using \$250,000 in federal American Rescue Plan funds to temporarily house residents in motels as winter approaches. Mayor Daniel Rodrick, with council approval, aims to transition camp residents out of unsafe wooded areas, working closely with the State Department of Community Affairs on longer-term housing solutions. The initiative addresses safety concerns, provides support for mental health and substance abuse, and includes accommodations for pets, ensuring a more stable transition for the homeless community.



**[NJ Affordable Housing Operators Accused Of Discriminating Against Low-Income Applicants](#)**

*nj.com*

New Jersey's Attorney General announced probable cause that Adoni Property Group, LLC, and Legacy Realty Group violated state anti-discrimination laws by enforcing minimum-income requirements that effectively barred low-income applicants from accessing affordable housing. The screening criteria required applicants to have an after-tax income three times the monthly rent and a bank balance five times the rent, which allegedly excluded eligible low-income Black and Hispanic applicants. This policy contradicts New Jersey's affordable housing guidelines, and the case may proceed to prosecution if conciliation fails.



**[New Jersey Establishes Affordable Housing Calculation Methodology, Allocates Need](#)**

*JDSUPRA*

The New Jersey Department of Community Affairs (DCA) has released its much-anticipated report outlining affordable housing needs for the state's 2025-2035 planning cycle. In compliance with the new Affordable Housing Law, the report assigns each of New Jersey's 564 municipalities a share of the statewide need for 84,698 affordable housing units, with the highest obligations in the northern regions. Municipalities must finalize their housing obligations by January 31, 2025, with opportunities for public challenge by February 28, 2025, through a newly established dispute resolution process.

## [Paterson Council President Looks To Legalize City's Many Makeshift Apartments](#)

*Paterson Press*



Paterson City Council President Alex Mendez has proposed a plan to legalize unapproved basement and attic apartments in an effort to expand safe housing options and boost city tax revenues. The plan would require landlords to bring these units up to code, addressing potential hazards and improving tenant safety. While some city officials express concerns about safety and zoning compliance, others, including developer Charles Florio, see it as a beneficial step toward safer, more affordable housing in Paterson.



### [Coalition Of Tenant Advocates Releases Report Exposing Significant Number Of Unjustified Evictions](#)

*Mondaq*

The coalition of tenant advocates, including Seton Hall and Rutgers Law Schools, released a report highlighting major issues in New Jersey's eviction process. Their findings reveal that up to 29,000 tenants annually face eviction judgments without proper jurisdiction, with deficiencies in 69% of cases reviewed. The coalition urges the New Jersey Supreme Court to mandate stricter reviews of eviction complaints to prevent wrongful evictions and ensure fair trials for tenants.



### [DEP's Real Issues With Affordable Housing](#)

*NJBIA*

The New Jersey Business & Industry Association (NJBIA) argues that the state's proposed Resilient Environments and Landscapes (REAL) rules will hinder many municipalities from meeting their affordable housing goals, as required by recent legislation. The rules expand flood risk zones and require structures to be built five feet above current flood elevations, relying on what NJBIA calls outdated and unreliable data on sea-level rise. NJBIA claims these regulations will effectively create "no build" zones and impose stricter stormwater rules, making urban and suburban development challenging, and thereby undermining the state's affordable housing objectives.

## [Ocean City Wins Mayor State Grant For Affordable Housing Project](#)

*OCNJDaily*

Ocean City received a \$2.45 million state grant to build affordable duplex-style homes that blend into local neighborhoods, fulfilling part of its state-mandated affordable housing obligations. These five duplexes, located near the bay, provide 10 rental units for low- to moderate-income families and are managed with strict occupancy requirements. Following this success, the Ocean City Housing Authority has also planned a \$23 million project to replace the outdated Pecks Beach Village complex with 15 new duplex-style buildings, expected to be completed by late 2026.



### Newark Reducing Unsheltered Homeless Population

*TAPinto Newark*

Newark is making strides in reducing unsheltered homelessness, with a 43% decrease in unsheltered individuals compared to 2022. The city's initiatives, including transitional housing projects like Hope Village and expanded street outreach teams, are providing essential support for those experiencing homelessness. With plans for more container housing and a new 24/7 drop-in center, Newark is continuing to address the complex needs of its homeless population while working to improve housing stability.



### Thousands Of NJ Tenants Face 'Unjustified Evictions' Every Year: Study

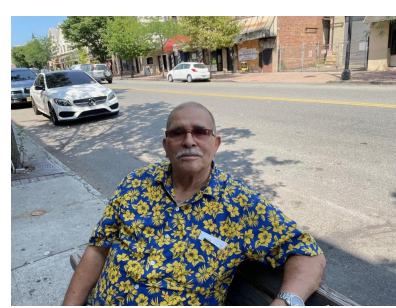
*Patch*

A recent study found that many eviction cases in New Jersey are processed with legal deficiencies that should raise red flags, yet the lack of tenant representation prevents these issues from being challenged effectively. In 97% of cases, tenants do not have a lawyer to help them recognize procedural problems that could lead to case dismissals. Despite a recent rule requiring five weeks' notice before eviction trials to allow tenants time to find legal aid, courts failed to provide the full notice period in 27% of cases. The coalition behind the study recommends reforms, including stricter oversight of filings, proof hearings, and enforcement of notice requirements to prevent unjust evictions.

## [Housing Matters A Lot To Hispanic](#)

*NJ Spotlight News*

High housing costs in New Jersey make it challenging for Hispanic immigrants to afford homes, often forcing them into subletting or considering relocating. Housing is a key issue for voters, with presidential candidates Kamala Harris and Donald Trump holding starkly different positions. Harris proposes expanding affordable housing, while Trump previously cut housing assistance. Newark has initiated local programs to boost homeownership, but many residents remain skeptical about New Jersey's affordability and are considering alternatives, including moving out of the state or returning to their home countries.

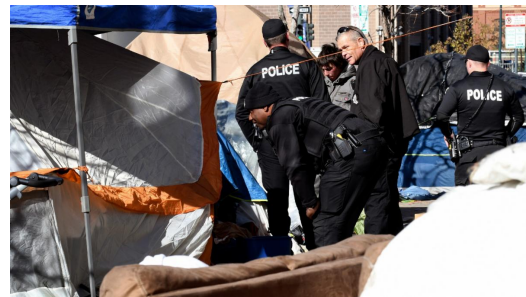


## NEWS FROM AROUND THE COUNTRY

### [What Cities Really Takes When They Sweep Homeless Encampments](#)

*Pro Publica*

As homelessness in the U.S. reaches record levels, cities are increasingly clearing outdoor encampments, claiming to offer a humane solution. However, these sweeps often result in the loss of essential belongings, such as identification and survival gear, setting people back in their efforts to find housing, work, and stability. ProPublica's investigation highlights how these actions create a cycle of hardship, violating rights and perpetuating homelessness rather than providing lasting solutions.



### [The Weekly Wrap: Homeless Sweeps Are Still Destroying Peoples Belongings](#)

*The Weekly Wrap*

The Weekly Wrap highlights crucial issues affecting communities, such as the destruction of essential belongings during homeless sweeps and the increasing profits insurers are making off climate disasters. It also covers global and local solutions, including the impact of rent control policies in California and the Pansy Collective's efforts to provide mutual aid in North Carolina before FEMA assistance. Additionally, it invites readers to register for the Solutions Fest, a virtual event recognizing promising solutions for justice.



### [When Investments Stall, Efforts To End Veteran Homelessness Plateau](#)

*NAEH*

Since 2010, veteran homelessness has been

cut in half, thanks to strong federal investments and proven strategies. However, progress has slowed due to fewer veteran-specific housing vouchers and rising rental costs. The National Alliance to End Homelessness urges Congress to increase funding for these vouchers, ensuring all veterans in need have access to the housing and services they deserve.



### [HUD Announces \\$12M To Lower Housing Costs And Expand Access To Affordable Homeownership](#)

*US Dept. HUD*

The U.S. Department of Housing and Urban Development (HUD) is dedicating \$12 million to expand affordable housing opportunities through the Self-Help Homeownership Opportunity Program (SHOP). This funding will help organizations purchase land, build homes, and improve infrastructure, making homeownership more accessible to low-income families in urban and rural areas. The initiative aims to reduce housing costs and provide support for underserved communities, with a focus on environmental justice and climate change efforts.



### [NYC's Homeless Camp Sweeps Violate Constitution Lawsuit Claims](#)

*The City*

A new federal lawsuit filed by six homeless New Yorkers alleges that the city's encampment sweeps regularly violate its own policies by providing little or no notice before removing people's belongings. These sweeps often result in the destruction or confiscation of irreplaceable



### [Homeless To Homeowner: HUD-VASH Helps Veteran](#)

*VA News*

Army veteran Michael Magyar, once homeless, credits the HUD-VASH program for providing the stability and support that helped him reclaim his life. Through this program, which pairs housing vouchers with VA services, he overcame challenges, eventually becoming a homeowner. Today, he is motivated to help others

items, such as family photos, identification, and survival gear, leaving people without essential belongings needed for housing or employment. The plaintiffs argue that these practices violate their Fourth Amendment rights and demand the case be expanded to include others affected by these actions.

facing similar struggles and shares his journey of resilience and hope.



### [California Launches New Program To Improve Public Safety By Reducing Homelessness And Recidivism](#)

*Gov. Gavin Newsom*

California has introduced a groundbreaking \$16 million program to support individuals reentering society after incarceration. Through a partnership between the state's Housing and Community Development (HCD) and Corrections Rehabilitation (CDCR) departments, the Reentry Housing Pilot Project (RHPP) will fund long-term supportive housing and services, aiming to reduce homelessness and recidivism for those transitioning from the justice system. Eligible organizations can apply now, with funds anticipated to be awarded by summer 2025.



### [States Trying To Fill Void As Affordable Housing Disappears](#)

*Press Reader*

Marina Maalouf, a longtime tenant in a low-rent apartment in Los Angeles' Chinatown, faces eviction as her landlord raised rent nearly threefold after the building's affordable housing requirements expired. Maalouf's struggle highlights a broader issue: thousands of affordable units built under the Low-Income Housing Tax Credit (LIHTC) are reaching the end of their affordability requirements, threatening to displace low-income families across the U.S. Although states like California have enacted measures to preserve these units, many communities lack resources to prevent these homes from being sold at market rates, leaving vulnerable tenants at risk.

### [What Will It Take To Finally Close The Financing Gap For Affordable Housing?](#)

*Propmodo*

Washington, D.C.-based affordable housing

developer Neighborhood Development Co. (NDC) recently closed after 25 years, citing the impact of D.C.'s extended eviction processes and rising operational costs as unsustainable. Pandemic-era policies slowed evictions for nonpaying tenants, leading to millions in unpaid rent across local housing firms, further straining revenue as utility and maintenance costs spiked. This reflects the broader struggle for affordable housing developers nationwide, who face skyrocketing costs, regulatory hurdles, and funding gaps that make their projects increasingly difficult to sustain.



### [Under Biden Administration, Veteran Homelessness Drops To Lowest On Record](#)

*United States Interagency Council  
On Homelessness*

The U.S. Interagency Council on Homelessness, HUD, and the VA announced a record low in veteran homelessness, with a 7.5% decrease from 2023 to 2024 and a 55.6% drop since 2010. This progress results from coordinated efforts, including increased housing vouchers, policy changes to broaden eligibility, and support programs such as the HUD-VASH, which has served the highest number of veterans to date. The administration's investments in affordable housing, expanded Medicaid for housing support, and eviction prevention have strengthened the foundation to further reduce veteran homelessness.



### [Voters Approve Housing And Homelessness Ballot Measures Across The Country On Election Day](#)

*NLIHC*

In the 2024 election cycle, voters across the United States approved numerous state and local ballot measures to tackle the affordable housing and homelessness crisis, with initiatives ranging from bond measures to tenant protections and zoning updates. Notable successes included Rhode Island's \$120 million bond for affordable housing, various tax increases for housing programs, and tenant protection ordinances in cities like Hoboken and Berkeley. This wave of support reflects broad public commitment to address housing needs and prevent homelessness, with a detailed report on these efforts expected in December.

### [Where Housing Won And Lost In The 2024 Election](#)

*SHELTERFORCE*



Shelterforce tracked numerous housing-related ballot measures from the recent election, finding mostly favorable outcomes for housing initiatives. Over half of the measures approved will support housing efforts, tenants, or homeowners. Voters authorized over \$1 billion in annual funding



for housing, with the largest portion in Los Angeles County, along with \$275 million in local bonds to preserve and improve affordable housing. Notable outcomes include the approval of Los Angeles County's Measure A, which raises funds through a permanent sales tax for homelessness services, and the rejection of statewide Proposition 33 in California, which would have repealed the Costa-Hawkins Rental Housing Act, limiting rent control.

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**We love to share news about the accomplishments, events and other noteworthy activities of NJ's homelessness service agencies. If you have something to share, please send it to us at [info@NJCEH.org](mailto:info@NJCEH.org)**

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