

# Preserving & Creating New Housing

A State & Developer View from New Jersey

# Monarch Background

**Our Vision:** Every person will have quality affordable, permanent housing that fosters freedom, independence and community integration.



**Our mission:** To expand the supply, accessibility and variety of affordable, permanent supportive housing through development, planning, advocacy and partnerships.

# Monarch Background

## Core Values and Guiding Principles

- ▶ ***Housing is a right*** - We believe safe, quality, affordable permanent housing for all persons is a basic right.
- ▶ ***Independence*** - We support permanent integrated housing opportunities that provide a variety of options and models to meet individuals' preferences.
- ▶ ***Collaboration*** - We work using a collaborative model to build partnerships to develop affordable, permanent supportive housing.
- ▶ ***Excellence*** - We strive to deliver the highest quality products and services to our partners through teamwork, best practices, knowledge sharing and leadership.
- ▶ ***Integrity*** - We adhere to high ethical, professional standards and accountability in our work and relationships.
- ▶ ***Advocacy*** - We recognize people with unmet needs as unique individuals with intrinsic value and personal aspirations.

# Monarch Background



monarch  
HOUSING ASSOCIATES



# Housing Production Scope of Services

We assist clients with navigating the housing development process, offering menu of services based on client needs, for example:

- Create & evaluate a viable project concept
- Coordinate housing development process activities, prepare & monitor timeline, communicate with development team members
- Prepare developmental budget, schedule of funding sources, rent schedule, operating budget, & pro forma for submission
- Apply to private and public funding sources to obtain construction financing, permanent financing
- Represent owners during construction phase

# Homeless Planning Work

## CoC Applications

- Prepare CoC Applications
- Complete all HUD data submission requirements
- Provide technical assistance at program & CoC level

## System Planning

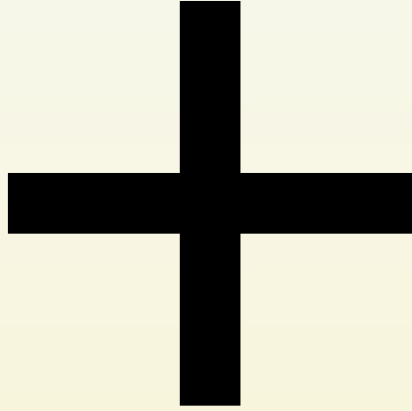
- Oversee/facilitate CoC committees
- Prepare strategic plans to end homelessness
- Monitor System Performance
- Review System Processes
- Advise on restructuring and strengthening the system
- Advisory Boards of persons with lived experience of homelessness

## Data Analysis

- Coordinate Statewide PIT Count
- Prepare statewide HMIS data analysis
- Develop analysis templates for local planning

## Innovative Program Development

- Assist communities in developing & implementing coordinated assessment, housing first, FUSE programs
- Work with agencies on individual program development
- Provide Technical Assistance to improve program performance



Rental  
Market

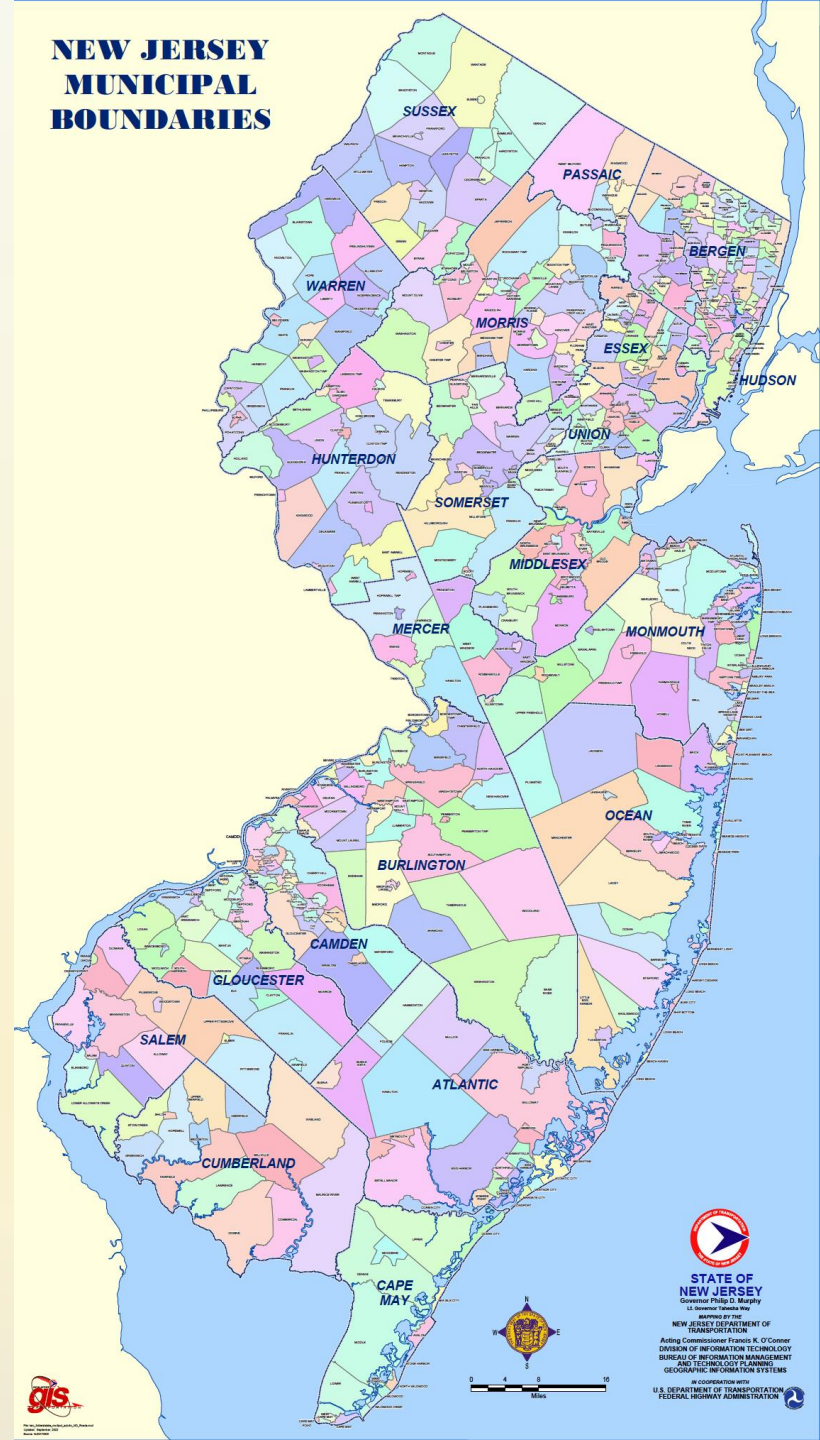
Housing  
subsidies

Tenant  
screening

Housing  
Development

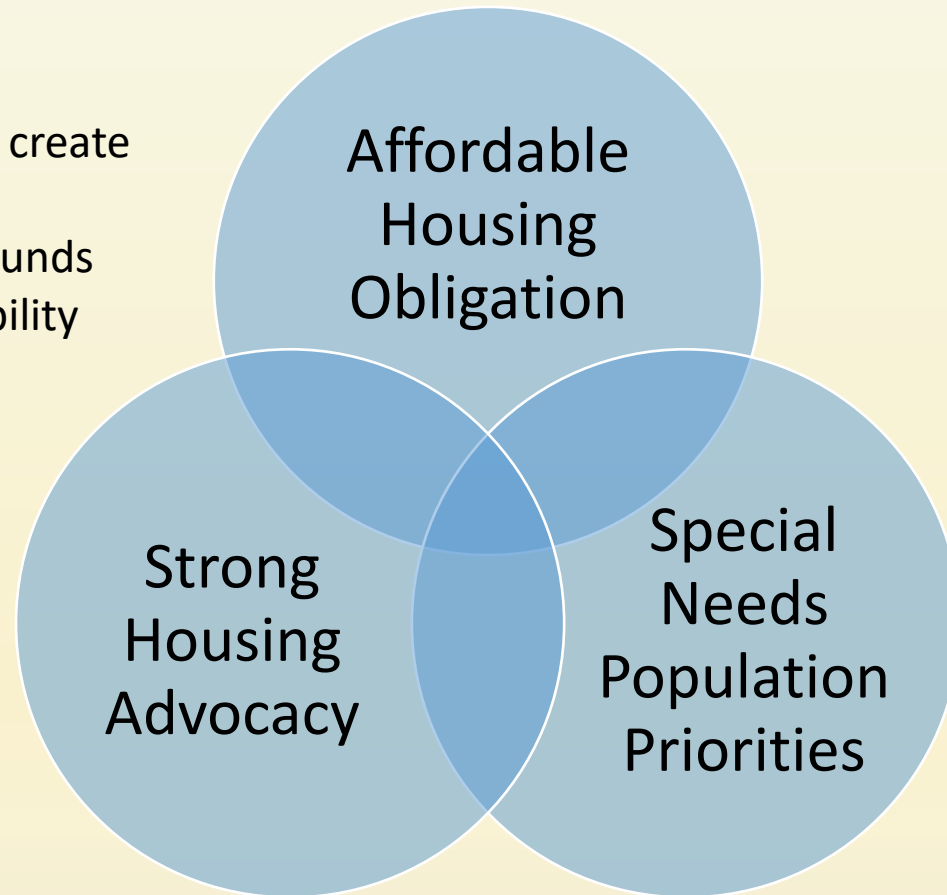
Set aside  
units

Collaboration  
on  
development



# Housing Landscape in NJ

- Mt. Laurel Doctrine
  - Municipal requirement to create affordable housing
  - Municipal Housing Trust Funds
  - Uniform Housing Affordability Controls
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- Many sector partners
  - Secured state funding for development
  - Working on tenant protections



- Housing Mortgage Finance Agency & Department of Community Affairs funding housing development
- Intentional prioritization of special needs populations



# Developer Challenges

- Vouchers
- Multiple funding sources
- Increasing Costs
- Zoning & Permitting
- Services
- Coordinated Entry

# Strategies in Process

## Vouchers

- CoC-PHA conversation

## Services

- 1115 Waiver – Medicaid
- Case Management Standards

## Coordinated Entry

- Statewide CoC CE Subcommittee
- Advisory Board recommendations

## Leading Development

- Bringing projects to developers
- Proactive planning around development