



LeadingAge New Jersey Housing Roundtable Notes

Date: 2/21/17

Location: Ridge Oak Senior Housing, Basking Ridge

Announcements

LeadingAge's PEAK Leadership Summit is March 19-22 in Washington, DC. The Hill Visits are scheduled for March 22nd.

The LeadingAge New Jersey Annual Meeting and Expo is June 14-16 in Atlantic City at Harrah's; this year a pre-conference session will be offered in the afternoon of Wednesday, June 14. Please call LANJ's office for more information at 609-452-1161.

Hillary Critelli, LANJ's new Membership & Engagement Specialist, was introduced. If you have any suggestions for how LANJ can better serve your community, please call or email her at 609-452-1161 or hcritelli@leadingagenj.org.

Michele Mount, EVP LANJ, discussed a potential new member benefit from [Symmetry Human Resources](#). It is a temporary staffing solution for any position within your community. Please let Michele know if your facility could use temp employees at mmount@leadingagenj.org or 60-452-1161.

Judgson Lecture Series

Jim DelGiudice is a lifetime New Jersey resident who has been documenting the local scene ever since 1979. He was the primary photographer for 2 books about New Jersey architecture for Rutgers Press and won a share of the NJ Historic Preservation Award three times. Jim currently serves as an adjunct professor at County College of Morris, Columbia University, Drew University and New Jersey City University.

Since 2013, through his Judgson Lecture Series, Jim has reached out to more than 300 adult, senior, and professional groups around the metropolitan area, including several Leading Age NJ members. The mission of the series is to teach, as Cicero taught, with words that delight, and through images, bring history back to life.

Link to schedule: <http://www.jimdelgiudice.com/pdfFiles/LectureOfferings.pdf>



Long Distance Learning Opportunities

Roundtable attendees were given the opportunity to experience an interactive program through [the Center for Interactive Learning and Collaboration \(CILC\)](#) which began in 1994 as a nonprofit organization, funded by a major telecom provider, with a mission to connect Indiana schools to museums, zoos and other state cultural organizations using videoconferencing.

The most popular CILC sites [content providers] among seniors include:

Cleveland Museum
Smithsonian Museum of Art
Mariners Museum
National WWII Museum
National botanical Gardens (Canada)

The most popular senior subjects:

History/social studies
Fine arts
Language arts

A full list of programs is available through [the CILC catalog](#). Program prices will vary, but there are many low-cost offerings.

Communities interested in providing long distance learning opportunities need an internet connection (either wifi or physical), a video conferencing service, a laptop computer with camera or a separate webcam, and large screen TV or projector. Ridge Oak recommended the video conferencing service [ZOOM](#). There are many other similar services available, and LeadingAge New Jersey is exploring video conference programs as a potential new member benefit.

In addition to video programs, there are many in person presenters that can come to a site with hands-on learning experiences. Check with your local/county library; museum; tourism board.

Discussion

Affirmative Fair Housing Marketing Plans

- [Click here for the HUD form](#)
- [National Low Income Housing Coalition memo clarifying AFHMP requirements](#)
- [HUD Memo clarifying AFHMP requirements](#)
- [The New York State Homes and Community Renewal AFHMP resources](#)

When reviewing/revising the AFHMP, remember:

- Don't leave blanks – Make sure all questions are answered
- Include pictures of pertinent signage, including the HUD logo
- Include community contacts including agencies you will reach out to regarding application availability as well as advertising contacts
- Consider including on-line resources in your contact list
- Use the HUD website FAQs
- You must include the most current demographic data available. [The US Census American Factfinder](#) is a good starting point.
- Limited English Proficiency LEP has been cited for plan revisions in a number of submittals. A property's LEP is subject to the "Four-Factor analysis"
 - 1) The number or proportion of LEP persons served or encountered in the eligible service population;
 - 2) The frequency with which LEP persons come into contact with the program;
 - 3) The nature and importance of the program, activity, or service provided by the program;
 - 4) The resources available and costs to the recipient.

Reasonable accommodation & assistance animals – Regarding a troublesome 'assistance animal' (snarling, barking dog) – the consensus is that assistance animals, with the exception a damage deposit, are subject to the property's Pet Policy.

Resident issues – It is important to differentiate between neighbor conflicts and true lease violations. A good rule of thumb is to ask that a complaint be put in writing

Smoking – Neighbors complain about smell of smoke emanating from resident's apartment.

Suggestions – If the smoker has been 'Grandfathered in' before No Smoke policy – the facility can consider supply an air filter for the comfort of the surrounding residents.

Note - If the smoker appears to be violating the No Smoking policy, the facility can conduct a 'swab test' utilizing a commercial testing kit. One recommended vendor:

ESML Analytical (800) 220-3675 ext. 2531

jsilverman@emsl.com

Nicotine Test: NIOSH 2551

Located in Cinnaminson, NJ

The 2013 price per test was \$550 with a two week turnaround

Pet deposit - Some facilities charge for all pets (fish, birds, etc.), while others charge only for dogs, cats. Discussion centered on the fact that all pets could have a damage impact on the apartment (i.e. a fish tank breaks and floods the unit).

Excessive leave – One NJ property reported that they recently won a court case filed by a resident who reported that he needed to be in Florida past the 60 day limit for absence due to health issues. The court found that the request was not a reasonable accommodation.



Excess Occupants – General discussion on dealing with individuals, not on the original lease, living in HUD unit. For example: adult child comes to live with parent/resident – the simple solution is to put the new occupant on the lease (and include his/her income in the Household Income). For other situations, especially when the new occupant(s) constitute an overcrowding situation (2 occupants in a studio; 4 occupants in a one bedroom, etc.) the only answer may be eviction via lease violation.

There was a recommendation that this issue should be initially addressed at the application stage; with a clear outline of occupancy limits for each unit type. It was also recommended that properties consider using a Verification of Household Makeup form which includes all household members and, if there is a separation of spouses, proof of permanent separation vs temporary separation (spouse lives outside the US).

Minimum Income Questionnaire – General discussion on assuring the appropriate rental amount if the household is reporting “no income.” The recommendation was made to use a questionnaire that will ascertain all income sources (who is paying for TV, cellphone, transportation expenses, etc.). A sample form will be distributed by Bonnie Kelly, Executive Director, Ridge Oak.

Resident privacy vs autonomy – Discussion on using residents’ names being used in photos or birthday listings. Practical solution could be to ask for a release of information at lease signing/recertification meeting. Another possible fix is to only use the first name and last initial. It is important to remember while subsidized housing apartments are not subject to HIPPA regulations, safeguarding residents personal information is an important responsibility.

Member Questions

An adult day care center wants a certification on bedbugs for resident attending their site, the consensus is it is not the community’s responsibility.

Belongings for deceased resident when there is no family contact. The estate goes to Probate Court and the facility needs to store belongings for 90 days.

Resident belongings disposal in case of a lock out – A letter should be sent to the last known address, even if that is the current unit. The belongings should be held for 33 days, and then disposed of.

Request for an attorney presentation - Potential session at the LeadingAge New Jersey Annual Meeting in June.