

Jewish Federation / Jewish Family and Children's Service of Southern New Jersey
WEINBERG COMMONS FAQ FOR SPECIAL NEEDS HOUSING

GENERAL INFORMATION

The dream:

To assist families within our community to plan for the housing of adults with special needs.

The realization:

Weinberg Commons at 1721 Springdale Road. The Dream became reality through the partnership of the Jewish Federation of Southern New Jersey and Pennrose Properties.

How is it funded?

Weinberg Commons is funded through affordable housing tax credits through New Jersey Housing, Mortgage and Finance Agency (NJHMFA). Pennrose Properties was chosen to develop this project in partnership with Jewish Federation of Southern New Jersey. This financing covers construction costs, ongoing management and maintenance. Residents will be responsible to pay various fees to live in the facility. The project offers 'communal housing' with shared staffing. The staffing will include generalists as well as specialists to meet the unique needs of residents.

Who is the landlord?

The Landlord or Management Company will be Pennrose Management Company (PMC); PMC is affiliated with Pennrose Properties, the developer. They will be responsible for the day to day leasing and maintenance of the senior and special needs building. Pennrose has over 30 years' experience in managing affordable housing developments throughout the United States.

Who will provide services for the residents with special needs at Weinberg Commons?

Jewish Family and Children's Services (JFCS) will be the provider of services for individuals with special needs within the complex, providing 24/7 direct care supports as needed. A Director of Residential Services hired by JFCS will oversee the hiring, training and scheduling of the direct support staff as well as all operational and programmatic needs of the program. JFCS will be responsible for coordinating a calendar of activities and offering social and educational programs to meet the residents' needs.

What is the physical model of the Weinberg Commons?

In total there will be there will be 8 special needs suites in Weinberg Commons once the second phase is complete (4 quads within each of two phases: Phase 1 and 2). These suites are self-contained, connecting 4 individual apartments with a larger communal living area, kitchen and bath. It is important to note that each apartment also has their own living area, bedroom, kitchen and bath combining the independence and privacy of their own apartment with the communal/social needs of peers nearby. This model offers an opportunity for shared supports.

BASIC CRITERIA FOR ELIGIBILITY

- Must meet Pennrose affordable housing eligibility and pass required credit/criminal checks.
- Residents must be a current New Jersey resident.
- Residents will need to be at least 21 years of age and New Jersey Department of Developmental Disabilities (DDD) eligible.
- Preference will be given to individuals residing in Camden, Burlington, or Gloucester Counties, however applicants living in other counties will be considered as openings are available.
- Rental Assistance: Residents will need either State Rental Assistance Program funds (Department of Developmental Disabilities consumers will be eligible for rental assistance through the Supportive Housing Connection) or private funds to pay the rent. To apply for the State Rental Assistance Program all residents will need 3 months of bank statements, social security award letter within 3 month of occupancy, birth certificate, social security card. If not eligible for a voucher through DDD there must be evidence of ongoing income to self-pay for the rent.
- Support Services:
To pay for support services, residents need to have either:
 - New Jersey DDD Community Care Program (CCP) budget or
 - Supports Program (SP) budget supplemented by private pay and/or Personal Preference Program (PPP)
- All applicants must be available for an in-person interview by Pennreach. At this time a support service assessment will be completed.

FREQUENTLY ASKED QUESTIONS

1. How is it determined who will live in which suite?

Each resident will have their own apartment. Apartments will be assigned based on a first come first serve basis after eligibility requirements have been met. Adherence to all Fair Housing regulations is required. Pennreach will determine acceptance and will work, through the interview process, to match clients in each quad appropriately.

On average, each quad will be composed of 2 individuals who are qualified for New Jersey Department of Developmental Disabilities (DDD) Community Care Program (CCP) budgets at the Tier C or Tier D funding level and 2 individuals who have NJ Department of Developmental Disabilities Supports Program (SP) budgets that will be supplemented by private pay and/or New Jersey Personal Preference Program (PPP). Individuals who do not have the Community Care Program (CCP) program will be responsible for \$53,000 annually which can be funded by the Supports Program (SP) budgets, private pay and Personal Preference Program (PPP).

2. How will the rent be determined for each unit?

The affordable rent amount is set by the developer based on the median income locally, 50-60% of the median income; adhering to the required affordable regulations. The rent is a small amount of the total funding needed to run this unique housing facility.

3. My son or daughter only gets Social Security. How can they afford the rent?

The rent will be subsidized by a State Rental Assistance Program voucher provided by DDD and the Supportive Housing Connection (SHC). **The resident pays only 30% of their income** (not the rent). SHC subsidizes the difference. Example-John gets \$700 in SSI; 30% of his income is \$210. If the rent is \$900, John pays \$210 and SHC will pay \$690. Some assistance will be provided for the voucher application process for those who need it.

4. What will the payment for Support Services include?

The majority of the cost to live in the Weinberg Commons Special Needs quad units will be for Support Services including direct service professional staff, food, transportation as available, utilities, supplies, cleaning, behavior specialist consultation and social and recreation activities. Funding for the Support Services will be received from either the Community Care Program (CCP), or the Supports Program (SP), supplemented by private pay, and the Personal Preference Program (PPP), as stated in Question # 1. Social Security Funds will be used to pay for the room and board costs. Water, sewer and trash collection will be paid for by Pennrose. Residents will be responsible to pay for utilities within their units such as cable and phone.

5. Will the cost for Support Services be covered if I have the Community Care Program (CCP)?

If an individual has a CCP budget, there is a daily rate (based on an individual's tier) that will be paid from their budget to JFCS to cover the cost of Support Services.

6. What is the cost if I only have the Supports Program?

There are shared costs for access to 24/7 staff, transportation and recreation. We will work with each family to see if this model can work for you based on the individual budget you currently have, and your support needs as this will vary based on the needs of the individual. Families who have a Supports Program (SP) budget will be expected to use their Supports Program budget and supplement the difference with private pay and/or Personal Preference Program (PPP) to cover the cost of Support Services. The estimated cost for someone who has a Supports Program budget is \$ 53,000/year.

7. Who will be the Representative Payee?

JFCS will become the representative payee for residents residing in the special needs quad units; paying rent/bills and maintaining Medicaid eligibility.

8. If JFCS becomes the representative payee how do I pay for personal needs?

There will be an allocation for personal needs retained for the resident. Once JFCS is the representative payee, they will first allocate 30% of the individual's income for rent. The remaining 70% of their income will be split 75%/25%. 75% will go to JFCS through the Contribution to Care allocation, which is required by NJ Division of Developmental Disabilities to cover room and board costs, and 25% will be allocated for personal needs/spending money for the individual. Individual income for purposes of contribution to care and rent is only social security and any earned income to the prospective resident. It does not include any family asset as the prospective resident is an adult not a dependent. For example: if the resident gets **\$700 social security income:**

\$210 is for rent (30% of total income including SSI/employment income);

\$490 remains. (70%) from the remaining amount of \$490,

75% or \$367 is maintained by JFCS as the Contribution to Care allocation.

25% or \$123 is then allocated for monthly personal needs or activities.

Water, sewer and trash collection will be paid for by Pennrose. Residents will be responsible to pay for utilities within their units such as cable and phone.

9. What will the staffing in the quad units look like?

Staffing needs will be developed in accordance with the needs of the individuals who will reside in the quad units. However, for budgeting purposes, JFCS has projected that there will be 2 staff members in each quad during morning hours - 7:00 a.m. – 9:00 a.m. and between 3:00 p.m. – 11:00 p.m. Between 9:00 a.m. – 3:00 p.m. and between 11:00 p.m. – 7:00 a.m. there will be 1 staff member in each quad.

10. If I need 24/7 staff can I qualify for a 1:1 staff in my apartment?

Staffing is offered communally based on the needs of the individuals. There will be specialists on hand to meet the unique needs of clients. All staff shall be employees of JFCS. If an individual requires 1:1 staff and the individual has the Community Care Program (CCP) budget to support these staffing needs, plans will be put in place to provide this level of service. All staffing plans will be developed and signed off by both the individual/guardian and JFCS, the service provider.

11. Can I use my own staff in my apartment?

All staff who work in the Weinberg Commons Special Needs quad units must be employed by JFCS. If you currently have a staff member who you would like to continue working with, JFCS will certainly consider hiring this person, if they meet the JFCS hiring qualifications.

12. Will transportation be covered?

The intent is that there will be leased vans for each suite. Trips will be scheduled based on available staffing. If there is a scheduling conflict, staff will look to access various transportation options as needed for which a private cost to the client may be incurred if their budget does not cover this. The vans can be used to take clients to day activities and employment as well as in the evenings and weekends for leisure.

13. What social and recreational activities will be available?

There will be a social and recreational calendar for the entire building and a specific one for the quads where individuals with disabilities reside. Staff will work with individuals in the quads to develop the social and recreational activities for days and weekends. Communal breakfast and dinners will be planned for including shopping and cooking. Regular communal shopping, trips, cooking, and celebrations will also be planned by the staff.

14. How will the cost of activities be covered?

The cost of the activities will be covered through a portion of the Support Services funding and the 25% of the personal needs allowance. For more expensive trips, residents/families will be asked to contribute through private pay. (these will be optional.)

15. What is the policy for residents' vacation and time away from the Weinberg Commons?

Time away with family is something that JFCS supports and encourages. However, this must be balanced with the financial needs that JFCS requires to effectively and responsibly run the program. A policy regarding this will be developed and communicated upon acceptance into the Weinberg Commons.