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COMMUNITY  
HEALTH LAW  
PROJECT



# BIENNIAL REPORT



**Fiscal Years  
2024 - 2025**

**49 Years Serving the  
Disability Community**

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# Letter from the Executive Director



## Erika Kerber, Esq.

President/Executive Director

Dear friends,

We are pleased to present our bi-ennial report for Fiscal Years 2024 and 2025. During these last two years, we have continued to advance our core mission of providing essential legal services to the most vulnerable residents of our state – individuals with disabilities, chronic health conditions and the frail elderly.

As in past years, the most pressing issues facing our clients are issues related to maintaining stable housing and ensuring income security.

Consequently, we continue to focus on representing our clients with eviction prevention, habitability issues, preserving their housing subsidies, and other housing related matters as well representing individuals in securing social security disability benefits and other public entitlements. In addition to these priorities, our staff continues to assist individuals in accessing needed health care benefits by appealing cuts or reductions in their health care coverage, family matters such as domestic violence issues, and other civil legal issues that affect their ability to live and thrive in their communities. We have also continued to expand our work in the area of medical-legal partnerships where we embed attorneys into health care settings to address patients' legal matters proactively which has been shown to improve health outcomes.

We are grateful to our funders and supporters for allowing us to do this important work. And as we face the challenges of H.R.1 which will impact the Medicaid coverage and other essential benefits of many of our residents, our work will be more important than ever as we help individuals navigate and try to mitigate any harm precipitated by these new federal changes.

With much gratitude,

*Erika Kerber, Esq.*

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## Leadership

Ryan S. Carlson, Esq.  
**Board Chairperson**

Harold B. Garwin, Esq.  
**Vice-Chairperson**

Erika Kerber, Esq.  
**President/Executive Director**

Carmine Meluccio, B.A.  
**Board Treasurer**

## Board of Trustees

Ann Marie Burke  
Christina T. Holder, Esq.  
David J. Popiel, Esq.  
Maria Fischer, Esq.  
Richard M. Meth, Esq.  
Shana Siegel, Esq.  
Asad Rizvi, Esq.  
Thomas C. Jardim, Esq.  
Barbara Johnston, M.A.  
Andrew B. Joseph, Esq.

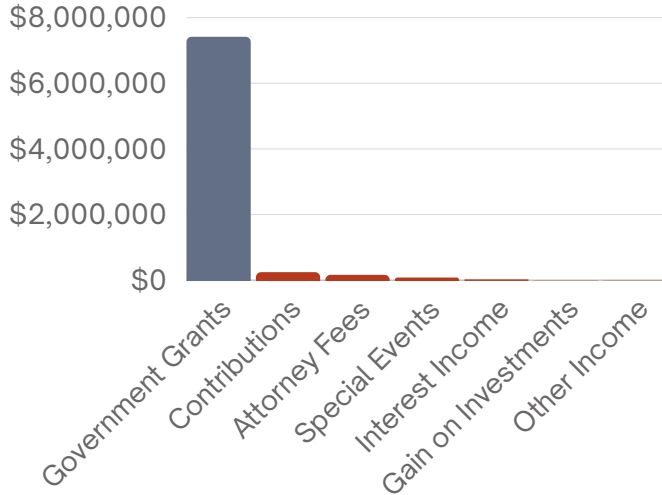
Ryann M. Siclari, Esq.  
Julia Talarick, Esq.  
Matthew Taylor, Esq.  
Robert C. Like, MD, MS  
Lawrence N. Meyerson, Esq.  
Marsha M. Moore, Esq.  
Antonia A. Pancel-Cipric, Esq.  
Lorraine D'Sylva-Lee, M.P.A.  
Paula A. Franzese, Esq.

## Mission

To provide legal and advocacy services, training, education, and related activities to persons with disabilities, chronic health conditions and, in certain issues, to organizations representing their interests, with an emphasis on those most vulnerable and needy.

# Financial Statement 2024

## Revenues & Support



**Government Grants:** \$7,418,202

**Contributions:** \$243,103

**Interest Income:** \$22,805

**Unrealized Gains:** \$4,270

**Attorney Fees:** \$161,644

**Special Events:** \$79,184

**Other Income:** \$4,803

**TOTAL REVENUES:** \$7,934,011

## Expenses

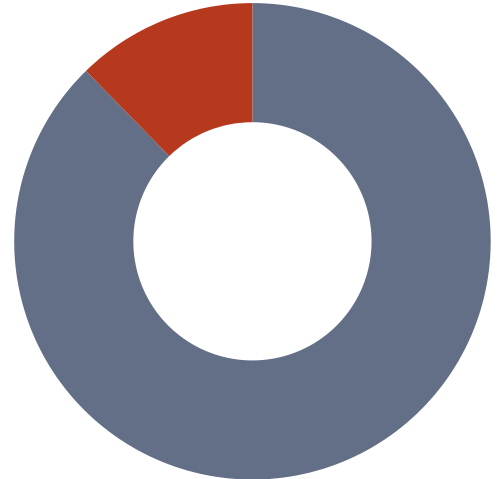
**Program Services:** \$6,798,562

**Support Services:** \$954,583

**TOTAL EXPENSES:** \$7,753,145

Support Services

\$12.3%



Program Services

\$87.7%

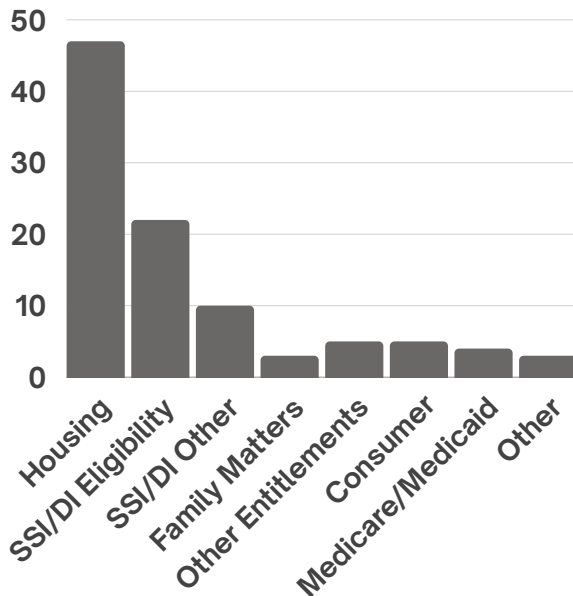
### How Can You Improve a Life?

**DONATE**

# Impact Highlights 2024



## Percentage of Cases By Category



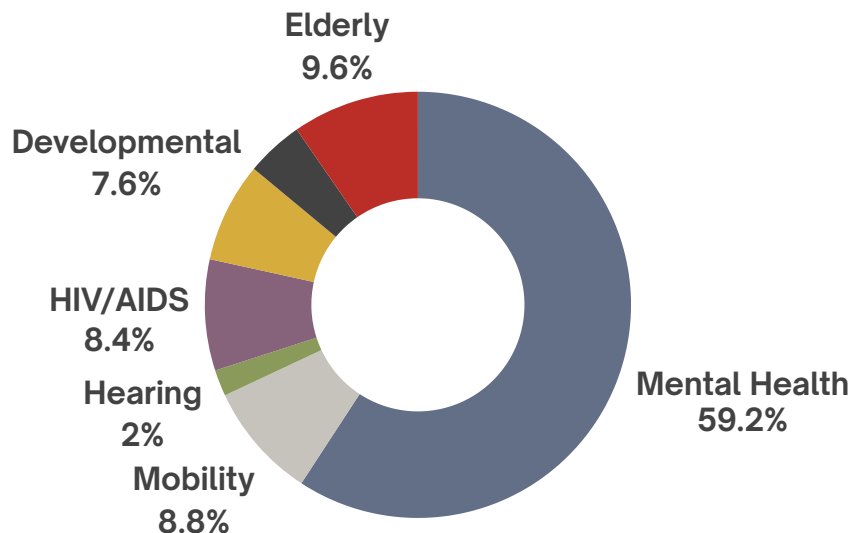
“Advocacy is for all of us; advocacy is a way of life. It is a natural response to the injustices and inequality in the world.”

Alice Wong

# 4,399

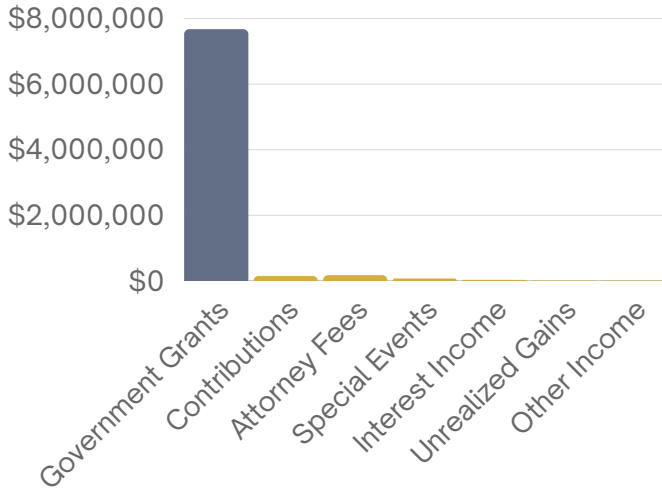
Residents Served

## Residents Served By Disability



# Financial Statement 2025

## Revenues & Support



**Government Grants:** \$7,673,378

**Contributions:** \$147,967

**Interest Income:** \$31,365

**Unrealized Gains:** \$10,223

**Attorney Fees:** \$175,834

**Special Events:** \$74,159

**Other Income:** \$11,200

**TOTAL REVENUES:** \$8,124,126

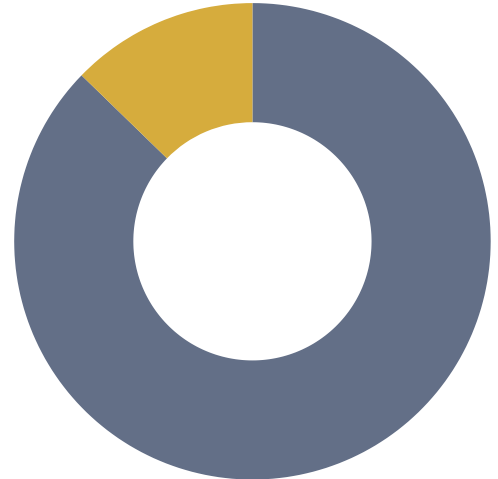
## Expenses

**Program Services:** \$7,091,596

**Support Services:** \$1,034,783

**TOTAL EXPENSES:** \$8,126,379

Support Services  
\$12.7%



Program Services  
\$87.3%

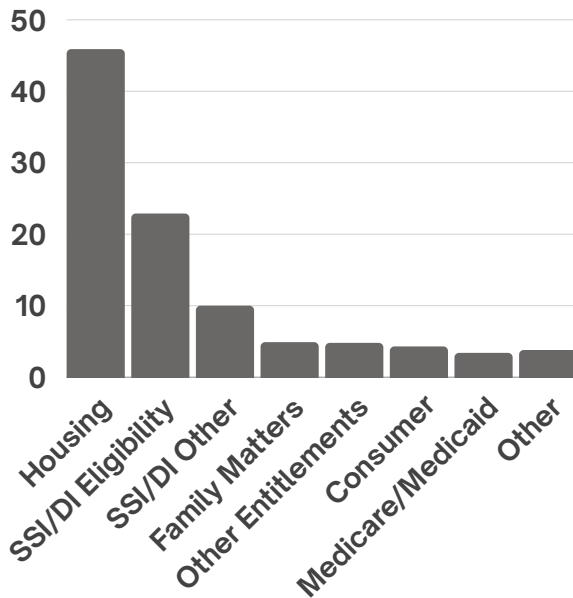
### How Can You Improve a Life?

**DONATE**

# Impact Highlights 2025



## Percentage of Cases By Category



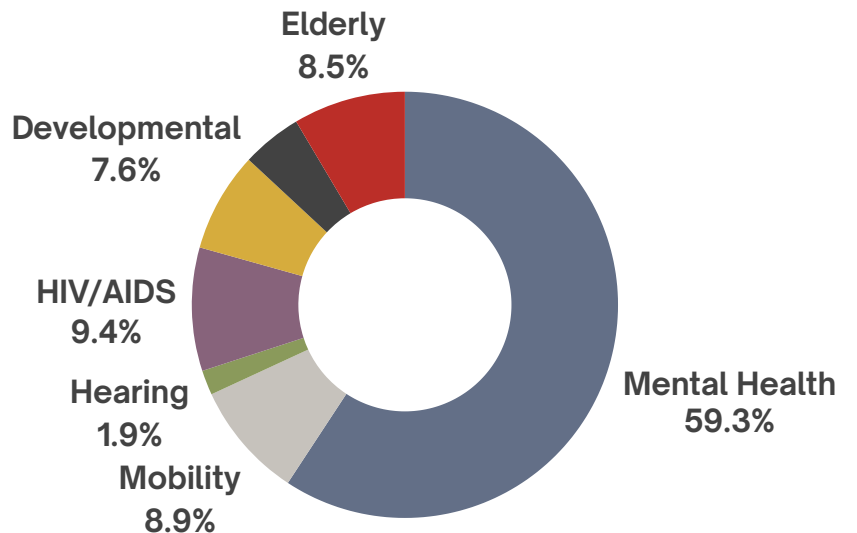
“A hero is an ordinary individual who finds the strength to persevere and endure in spite of overwhelming obstacles.”

Christopher Reeve

# 4,255

Residents Served

## Residents Served By Disability



# Examples of Success Stories

## From a 48% Rent Increase to an Affordable New Home

An elderly resident on a fixed income faced a devastating 48.7% rent increase. Her unit was removed from the roster for the Low-Income Housing Tax Credit (LIHTC) program and her landlord increased the rent to open market-rate.

Our office stepped in. Instead of a lengthy court battle, our attorney leveraged relationships with the landlord's counsel to negotiate. We prioritized finding a truly affordable solution for our client, not just fighting.

Through careful negotiation, we secured a remarkable win: the landlord offered our client a new studio apartment for hundreds less than she was already paying! This collaborative approach created a safe, affordable housing solution.

## Appeal Victory Reinstates SSI Benefits with Back Pay

Getting disability benefits is challenging—keeping them can be harder. The Social Security Administration denied approximately 62% of initial disability applications and 84% of appeals in 2024.

We represented a 48-year-old client who has received Supplemental Security Income since 2016. After a disability review concluded he was no longer disabled, his monthly benefits were terminated, losing primary income and stability. Our legal team secured a victory before a judge. He remained eligible for disability benefits and received back payments for every month he went without support.

## Courtroom Victory Protects Group Home Placement

A man with developmental disabilities residing in a group home faced a Final Restraining Order under New Jersey's Prevention of Domestic Violence Act after a physical altercation with another resident. This threatened his housing stability and independence.

Through careful courtroom advocacy, our client won the trial. The judge dismissed the case entirely, protecting our client from the restraining order and preserving his housing arrangement within the disability services system.

# Save the Date



CELEBRATION OF THE

## *Community Health Law Project*

**Celebrating 50 Years of Providing Legal and Advocacy Services to People with Disabilities**

Thursday, October 22, 2026  
at Six o'clock in the evening  
Glen Ridge Country Club

Visit our 50<sup>th</sup> Anniversary digital page for Sponsorships, Ad Journals, and Tickets. Learn more about our history as New Jersey's legal advocacy organization for people with disabilities.

[www.chlp.org/50th-Anniversary](http://www.chlp.org/50th-Anniversary)



## Grants & Updates

### **NJ Bar Foundation Co-Sponsorship Award**

#### **Legal Assistance and Education to Promote Housing Stability**

CHLP received a New Jersey State Bar Foundation (NJSBF) cosponsorship grant to provide direct legal services to tenants with disabilities throughout the State. Legal assistance includes advice and representation for residents with housing-related issues such as substantial rent increases, habitability concerns, housing subsidy issues, discrimination, and other issues that affect housing stability.

### **DDD Funding Cut Restored with Community and Legislative Support**

“Please don’t cut the funding for this, because there’s nowhere else to turn.” After 47 years of serving over 200 families annually, CHLP’s funding from the Division of Developmental Disabilities (DDD) was at risk of elimination in the New Jersey Fiscal Year 2026 budget. This would have cut life-saving legal services for individuals with developmental disabilities. Through the tireless efforts of our CHLP team, partner organizations, community supporters, and legislative sponsors, including Senator Vin Gopal and Assemblywoman Carol Murphy, our DDD funding was fully restored! This is a tremendous victory for individuals with intellectual and developmental disabilities and their caregivers.

### **Erika Kerber Honored for Transformational Leadership in Public Health**

President/Executive Director Erika Kerber, Esq. was recently appointed to the New Jersey Department of Health’s Advisory Council on HIV, STIs, and Viral Hepatitis, which promotes initiatives and policies to improve outcomes in disproportionately affected communities. Her leadership was also recognized with New Jersey Association of Mental Health and Addiction Agencies’ (NJAMHAA) “Transformational Leadership in Addressing Social Determinants of Health Award.” These achievements reflect her dedication to improving lives and advancing health equity across New Jersey.

# Our Funders



NEW JERSEY HUMAN SERVICES



State of New Jersey



NEW JERSEY HUMAN SERVICES



## Support Our Work



# Our Offices

## North Jersey Main Office

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HOBOKEN, NJ 07030

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TTY: 908.355.3369

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