

**Princeton Housing Board**  
Monthly Meeting  
May 12, 2015  
Monument Hall – East Meeting Room  
One Monument Drive, Princeton, NJ 08542

**Present:**

**Board Members:**

Carol Golden  
Lance Liverman  
Alvin, McGowen, Chairman  
David Schrayner, Vice Chairman  
Ruth Thurmond Scott  
Mary Agnes Procaccino  
Colin Vonvorys

**Absent:**

Omar Nistar  
Kate Warren

**Staff:**

Christy Peacock, Coordinator  
Ed Schmierer, Esq.  
V Bea Snowdon MS  
Ed Truscelli, PCH  
Arnaz Yousafzai, PCH

**Guests:**

Alexi Assmus  
Kip Cherry  
Hendricks Davis  
Daniel Harris  
John Heilner

**I. CALL TO ORDER - Open Public Meeting Statement**

At 5:39 PM, Chairman McGowen called the meeting of the Princeton Housing Board to order by reading: “This is the regular meeting of the Princeton Housing Board for Tuesday, May 12th. Adequate notice of this meeting has been provided as required by the Open Public Meetings Act. Notice was provided of the date, time, and location of this regular meeting by posting a copy of the adopted schedule of the regular meetings with the Clerk’s office and by mailing copies to the Princeton Packet and Town Topics.”

**II. PUBLIC COMMENT**

Chairman McGowen called for public comment from the guests present. Appearing on behalf of a larger group of Princeton residents, Alexi Assmus, Kip Cherry, Hendricks Davis, Daniel Harris and John Heilner presented ideas to preserve and to convert 31-33 Lytle Street. Mr. Heilner reported that Council will decide whether to purchase 31-33 Lytle Street on May 18th.

The current owner plans to demolish the existing 1870s structure on Lytle Street. The resident group proposes funding the purchase, preservation, and renovation of the structure instead. Funding sources might include the use of available Open Space funds and County funds. The existing house would be reconditioned, with additions constructed to create one or two affordable units. Daniel Harris showed a drawing to explain a possible subdivision option that might be considered.

Hendricks Davis expressed his hopes for the best use of this property. He supports affordable units that can be sold as that “best use”. He stated that “at the time of consolidation, 51% of the former borough properties were not on the (property) tax rolls”, due to the many non-profits in the area. The Witherspoon Jackson neighborhood was particularly hard hit by the 2009 property tax revaluation. Wishing no further financial stress on Princeton residents, Mr. Davis is in favor of developing affordable properties that can be sold and kept on the tax rolls.

A naming opportunity, dedication, and memorialization of the property, in the current Owner’s name, has also been discussed.

The guests present asked Housing Board members to consider and support their proposal to preserve and convert the Lytle Street property, for use as affordable housing. The Board Members present thanked the group for their support of affordable housing.

### **III. APPROVAL OF MINUTES – April 14, 2015**

Mr. Liverman’s motion, to approve the April minutes, was seconded by Ms. Proccacino. All remaining eligible Board members voted in favor of the action to approve the minutes.

### **IV. PRINCETON COMMUNITY HOUSING (PCH) REPORT**

The Affordable Rentals Status Report, containing data for the month of April, was distributed. A summary, delivered by Ms. Yousafzai, shared the following:

#### Princeton Administrative Agent Rentals:

321 applicants are currently on the rental waiting list.  
11 new applications were received. Of these 4 were accepted, 3 did not qualify, and 4 were incomplete.  
One moderate unit at 49H Palmer Square is available.

#### Princeton Community Housing Rentals:

6 new applications were received for *Elm Court*, 106 applicants are on the waitlist.  
6 new applications for *Harriet Bryan House* were received, 119 are now on the waitlist.  
32 new applications were received for *Griggs Farm*, with 216 on the waitlist.

#### Merwick Stanworth Phase II

236 total applicants are currently on the waiting list.  
23 new applications - 10 were accepted 13 did not qualify.

### **V. BUSINESS**

#### **A. LEGAL**

##### **Princeton’s Housing Plan**

Attorney Schmierer reports that no COAH decisions or resolutions have been communicated. Princeton will file a housing plan early in July, and there is confidence that the request submitted by Princeton will be approved in the Superior Court of New Jersey.

##### **Peck Place**

There are individuals interested in a private purchase of Peck Place. Princeton’s offer to purchase the property will likely be dismissed by the Owner.

##### **Hilltop Group Home**

Closing on the Hilltop property is scheduled for the middle of May. Funding from all other entities is in place.

**218BH**

Princeton will need to go to a Sheriff’s Sale, to purchase 218BH and remedy the homeowner’s default. PNC Bank will not sell the mortgage back to Princeton directly. Mr. Schrayner volunteered to discuss the matter with bank staff.

**105HA**

Regarding the matter of 105HA, all potential heirs have been served. Princeton will file for default and request that an Administrator be appointed.

**Joint Meeting of the Planning Board & Governing Body**

A public meeting to discuss Princeton’s housing plan will be held on May 20<sup>th</sup>, at 7PM, in the large conference room of Monument Hall.

**223HA**

Princeton’s municipal court will hear and rule on this HOA arrears foreclosure, later this month (May).

**B. BOARD CHAIR/ VICE CHAIR REPORT**

**Affordable Housing Ordinance**

Chairman McGowen reported that a legal review, of the revised Affordable Housing Ordinance, is almost complete. To conclude the process, land use matters must now be reviewed and approved by Lee Solow.

**Task Force**

Vice Chairman Schrayner reported that the *Mayors Task Force on Affordable Housing* has almost concluded the review of all public lands that may be available for housing.

**C. AFFORDABLE HOUSING STATUS REPORT**

An extensive status report was distributed. Highlights of matters discussed include:

**417BH**

A qualified Buyer has been found, for the 417BH unit. \$34,451. is the price, of this dwelling, listed “for sale” for three years. The Buyer wishes to pay \$32,000. Ms. Proccacino’s motion to accept \$32,000. was seconded by Mr. Liverman. All eligible members present voted in favor of the acceptance of this purchase price.

**225BH**

The two-bedroom low-income unit at 225BH just went under contract. The Buyer requests a downpayment loan of \$5,000, for the home being sold for \$59,725.00. Ms. Thurmond-Scott motioned to grant the loan. Mr. Liverman seconded the motion, with all eligible members voting in favor of a \$5,000. downpayment loan to the Buyer.

**41BE**

With closing of 41BE imminent, a short sale issue was discovered on the Buyer’s record. This is a cash sale, with funds for purchase in place. Ms. Proccacino motioned that the cash sale of the one bedroom moderate property at 41BE for \$99,039. be accepted. Mr. Liverman seconded this motion with all eligible members voting in favor of acceptance of this sale.

**First Choice**

*First Choice* has recently reorganized, with a new President and Vice President. To foster a continued working relationship, Ms. Peacock and Mr. Schmierer will meet with First Choice executives.

**Griggs Farm Decks**

A report from *Steven S. Cohen Architect PC* was reviewed. Professional inspection of two units indicates that the deck beams are part of the structure and they are rotted. Pictures and details of structural conditions were discussed. Money has been set aside for exterior balcony refurbishments that are not part of the main building structure. It was determined that negotiations are needed between the three parties involved in this matter, to determine who will pay for the structural building repairs that are essential to secure the balconies. The building structure is not Princeton's responsibility. Mr. Schmierer will conduct these negotiations.

**Property Rehabilitation Loan Discussion**

A chart, detailing the history of loan programs offered to Princeton residents, was distributed. Supplemental funding sources were detailed. Questions are being posed to the Housing Board, for response and recommendations to Council.

**Middle Income Discussion**

Extensive middle-income materials were distributed, for review and consideration. These documents include the average wages of people who work in Princeton.

**VI. CLOSED SESSION**

Ms. Thurmond-Scott's motion to go into closed session was seconded by Mr. Vonvorys. All eligible members voted in favor of this action.

**VII. ADJOURNMENT**

Mr. Vonvorys seconded Ms. Proccacino's motion to adjourn. With all voting in favor of this action, the meeting ended at 8:15 PM.

Respectfully submitted, V Bea Snowdon