

Princeton Housing Board
Monthly Meeting
January 12th, 2016
Monument Hall - East Meeting Room
One Monument Drive, Princeton, NJ 08540

Present:

Board Members

Carol Golden
Lance Liverman, Princeton Council
Alvin McGowen, Chair
Mary Agnes Procaccino
David Schroyer
Ruth Thurmond Scott
Colin Vonvorvys
Kate Warren, Vice-Chair

Staff:

Christy Peacock, Coordinator
Michael Soto, Board Secretary
Ed Schmierer, Attorney

Guests:

Mary Clurman
Dosier Hammond
Ed Truscelli, PCH
Arnaz Yousafzai, PCH

Absent:

Omar Nistar

I. CALL TO ORDER Open Public Meeting Statement

At 5:40 PM, Ms. Peacock called the meeting of the Princeton Housing Board to order by reading: "This is the regular meeting of the Princeton Housing Board for Tuesday, January 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 notice with the Clerk's office and by mailing copies to the Princeton Packet and Town Topics."

II. ELECTION OF OFFICERS

Mr. Liverman motioned to elect Mr. McGowen as Chair. Mr. Schroyer seconded the motion. Mr. McGowen abstained, all others voted in favor.

Mr. Liverman motioned to elect Ms. Warren as Vice-Chair. Mr. Vonvorvys seconded the motion. All voted in favor.

III. MEETING SCHEDULE

Ms. Thurmond Scott motioned to continue meeting at the same time, 5:30pm on the second Tuesday of every month. Ms. Warren seconded the motion. All voted in favor.

IV. PUBLIC COMMENT

There was no response to the request for public comment.

V. PRINCETON COMMUNITY HOUSING (PCH) REPORT

The PCH Report is appended at the end of this document.

Ms. Warren asked for the waitlist numbers to be presented month-to-month to give a sense of how they are changing over time. Ms. Peacock indicated that she would try to have quarterly numbers for the next meeting.

Mr. Truscelli indicated that PCH had received correspondence from the Griggs Farm Association regarding the balcony project. PCH informed the Association of the commissioned report they had done by an engineer and architect reviewing the balconies and the repairs they had made. The Association is still in the process of securing a contractor to finish the repairs.

VI. DECEMBER MINUTES

Ms. Golden moved to approve the minutes as corrected, and Mrs. Thurmond Scott seconded the motion. All voted in favor.

VII. LEGAL

Avalon Bay Lawsuit

Ms. Warren clarified that the lawsuit mentioned in the December minutes should more specifically be identified as Avalon Princeton, LLC vs. Princeton, et al., Docket No.: MER-L1228-15.

Griggs Farm

Mr. Schmierer indicated that the engineer has reviewed the bidders for fixing the balconies. Based on this estimate, the escrow retainer from those units that had been sold has been reduced from \$7,000 to \$3,500. Checks were sent out in December. There are about half a dozen units that this has affected.

105H

There is a final hearing in the superior court with the administrator for the estate where it is expected that this 2-year-old case will be resolved.

Down Payment Assistance Funds

The funds for the subsidy and down payment loan that were approved last year will be coming out of the trust fund in February.

233BH & 218

The bank accepted the money for both properties, paying off the mortgages to complete foreclosures to resell or get deeds in lieu of. There was a misunderstanding at the bank in that the thinking was that the mortgage was simply being paid. As a result, Princeton did not receive the mortgage assignment. This error has now been identified and is being corrected.

Fair Share Obligation

The Town has hired E-Consult, a think tank from the University of Pennsylvania, as experts to determine Princeton's obligation. It is significantly less than Professor David Kinsey's number.

Ms. Golden expressed concern that this might appear as if Princeton is trying to minimize its obligation. Mr. Schmierer responded that by having a more realistic number the Town will be able to have greater flexibility over the units in excess of the obligation. Mr. Liverman assured the Board that the Town values affordable housing and even if the obligation assigned to Princeton is low it does not mean that Council will just do the minimum.

VIII. CHAIR / VICE-CHAIR REPORT

The Chair indicated that there was nothing to report.

IX. BUSINESS

Status of Units

- 269G was closed in December
- 22M will hopefully be closed in the beginning of February
- There is a qualified buyer for 114BH

Rent Determination

The previous vote regarding Merwick and Avalon rent determination of 1.8% increase per year needed to be revisited. Mr. Schmierer indicated that Board should use the COAH 2014 rent increase since it cannot assume an increase for each year.

Ms. Warren rescinded the previous decision on the rent increases for Merwick and Avalon on the advice of counsel and made the motion that the Board adopt the 1.8% and stay in line with the last COAH numbers from 2014. Ms. Golden seconded the motion. All voted in favor.

HOA Fees on Maclean

Mr. McGowen moved to rescind the prior vote on how to calculate HOA fees for Maclean on advice of counsel, and substitute the calculation based on unit size as indicated in the master deed. Ms. Warren seconded the motion; all voted in favor.

Tolerance for Violence and Crime in Affordable Housing Units

This discussion was tabled for a later point in time.

Middle Income

The discussion will take place in two phases. At this meeting, information was presented and the next meeting will provide the opportunity for limited discussion and a vote.

There are three areas that are under consideration:

- Legal
- Philosophical
- Financial

The Board discussed the importance of clarifying possible sources for funding Middle Income, if it desired to continue the program.

A packet of information will be distributed for the Board to review in preparation for the discussion and vote.

A special meeting was scheduled for February 23rd at 5:30pm for the Middle Income discussion.

X. ADJOURNMENT

Mr. Vonvorys motioned to adjourn and Ms. Thurmond Scott seconded the motion. With all voting in favor of this action, the meeting ended at 7:20 PM.

Respectfully submitted, Michael Soto