

PRINCETON HOUSING BOARD

AGENDA

Tuesday, June 14, 2022
VIA Zoom

- Opening Statement
- Public Comment
- Minutes
- Status Reports from PCH, CGP, PAH
- Chair/Vice-Chair Status Reports
- Legal
- Legislative Update
 - Resolution in Support of Robust Federal Investments for Affordable Homes to House NJ
- Accessory Dwelling Units update
- Business (Voting May be Required)
 - Subsidy to HIP leased affordable unit
- Closed Session (if required)
 - Affordability Assistance Loan
- ADJOURN

cc: Maureen Fullaway
Maria Juega
Dosier Hammond
Mary Agnes Procaccino
Colin Vonvorys
Carol Golden
Leighton Newlin
Kate Warren
Lex Kochman

Bulletin Board
Clerk's Office
Princeton Website
Bernard Hvozdovic
Ed Schmierer, Esq.
Jeff Grosser, Health
Ed Truscelli, PCH
Lance Liverman
Mathew Mleczo

Please refer to the Sunshine Notice for the Zoom link



PRINCETON MUNICIPAL AFFORDABLE HOUSING BOARD OPEN SESSION MEETING MINUTES April 12, 2022

The regular meeting of the Princeton Affordable Housing Board was called to order by Vice–Chair Hammond at 5:30 pm. He recited the announcement in compliance with the Open Public Meetings Act: *“In compliance with Chapter 231 of the Public Laws of 1975, 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 with the Clerk’s Office and by emailing copies to the Princeton Packet and the Town Topics.”*

Adequate notice as well as electronic notice of this meeting was provided in accordance with the requirements of the Open Public Meetings Act and State regulations governing remote public meetings. The notice included the time, date and location of the meeting and clear and concise instructions for accessing the meeting via computer, smart device, or telephone. The agenda and all related documents and other materials were posted electronically on Princeton’s meeting portal and made available for download at least forty-eight hours prior to the Meeting.

ROLL CALL

Present: Dosier Hammond, Maria Juega, Mary Agnes Procaccino, Colin Vonvorys, Councilman Leighton Newlin, Lex Kochmann (A2), Matt Mleczko (A3)

Excused: Kate Warren, Lance Liverman, Carol Golden (A1)

Quorum: 7

Also present: Maureen Fullaway (PAH), Ed Schmierer, Esq., Ed Truscelli (PCH) and Gabby Michel (PCH)

Vice–Chair Hammond announced that we will not discuss the ISLES report; there are a number of members not in attendance that would like to be a part of the discussion.

Vice–Chair Hammond announced that we have closed session at the end of the meeting.

Public Comments

Guests: Joseph Weiss, Chair Public Housing Authority Board, John Clarke, Executive Director, Princeton Housing Authority (PHA), Michael Floyd, Resident

Michael Floyd addressed the opinion piece written by Matt Mleczko, *The Obligation to Act, How Princeton University Can Promote Housing Justice*, published in the Daily Princetonian. Mr. Floyd opined that it was an interesting article. Vice–Chair Hammond stated that the article was distributed to the Board; he recommended its reading.

Joseph Weiss, Board Chair of the Princeton Housing Authority (PHA) introduced himself and new Executive Director, John Clarke. Mr. Clarke summed upcoming PHA activities planned. He asked this Board to let him know how we can partner together.

Ms. Juega mentioned that there is petition being circulated to endorse Mr. Mleczo's proposal to the University to donate and create a community land trust. She has added her signature to the petition in support. Mr. Mleczo will forward the link to the petition and article.

Approval of Minutes – March 8, 2021

A motion to approve the minutes dated March 8, 2021 as amended was made first by Ms. Procaccino, seconded by Ms. Kochmann, all in favor by voice vote.

Abstained: Juega, Vonvorys

Status Reports from CGP, PCH, PAH and PHA

PCH Development Corporation – Ed Truscelli

Mr. Truscelli shared his screen with their report and provided updates. He reported there is a lease signing meeting for 49 Palmer Square, the vacant studio. He reported on Griggs Farm, Elm Court, Harriet Bryan House and Merwick Stanworth. He stated that the Fair Chance in Housing regulation is now in affect; it has added additional time to the application process. Mr. Truscelli explained the application process and new regulations.

Community Grant & Planning (CGP) – Maureen Fullaway

Ms. Fullaway reported on CGP's wait list: 8,634 up by 230 names from last month. On the wait list, 2,054 are under the Region 4 wait list.

Princeton Housing Authority (PHA) – John Clarke, Executive Director

Mr. Clarke provided an update of activities and how PHA is working with the tenants. PHA currently has eight vacancies. Mr. Clarke provided details of activities taking place over the next several months. PHA has approximately 1,200 on their wait list; when they get down to about 300, the list will open up. Mr. Clarke explained how they are working/assisting tenants following the end of the eviction moratorium. Per Mr. Weiss, PHA Board Chair, over past 6 months, PHA has been reaching out to those tenants behind on their rents to provide resources to help them pay. Mr. Clarke explained how their waiting list process works and the purging process. Applicants apply, are put on the waiting list, applicants are screened when their name comes up. PHA has a number of tenants that owe a substantial amount in back rent; they are working with tenants and/or their advocates. PHA is 100% assisted; they run an annual re-exam/re-certification of tenant income. PHA uses the income verification system the IRS uses. PHA met with Princeton Human Services and discussed working together on training and activities for residents.

Chair/Vice-Chair Status Reports

Chair – None

Vice-Chair – Nothing to report at this time. He will provide a report under *Legislative*.

Legal – Ed Schmierer

Mr. Schmierer reported that he and Ms. Fullaway have been busy with real estate transactions; sales are doing well.

Housing and Community Network of New Jersey (HCNNJ) – Ed Truscelli

Mr. Truscelli reported on activities of the Housing and Community Network of NJ. HCNNJ lobbies and advocates for affordable housing. HCNNJ is asking municipalities to pass a resolution at the Municipal level calling for the federal government to do more for affordable housing. Mr. Truscelli provided additional details. HCNNJ drafted a model resolution for Municipalities to consider. Mr. Truscelli thought this Board may want to consider supporting HCNNJ and making the recommendation to the Council. Mr. Truscelli shared a copy of the draft and recited some of the important issues they are addressing.

Legislative – Dosier Hammond

Vice-Chair Hammond provided an update on the Build Back Better Bill. 150+ signatures from Senators and Congressman and 900+ organizations offered their support through the National Low Income Housing Center.

Vice-Chair Hammond reported that there will be more money for affordable housing in next year's budget, however it will be negotiated.

Vice-Chair Hammond reported that the National Long Term Housing Center is starting a new program, *Our Homes Our Vote*, which encourages people in Affordable Housing to register to vote.

Princeton Affordable Housing – Maureen Fullaway

Ms. Fullaway reported:

- *274 Griggs Drive* – will discuss in closed session
- *35 Billie Ellis* – we purchased from the estate; has a qualified buyer

The motion to sell *35 Billie Ellis* to qualified buyer was first moved by Ms. Procaccino, seconded by Mr. Vonvorys, all in favor by voice vote.

- *417 Brickhouse Road* – is a studio low income unit; private sale for \$57,000. Ms. Fullaway has an interested purchaser from the waiting list; Ms. Fullaway income qualified applicant. Applicant has been pre-approved for a mortgage. No vote needed since private sale.

Ms. Fullaway explained how the sales price is determined. The unit cost is determined by the COAH calculator.

Accessory Dwelling Unit Update – Matt Mleczko

Mr. Mleczko reported that spoke with Mr. Truscelli to brainstorm ideas; nothing new to update. Ms. Kochmann suggested that he look at the past history of ADU; they will discuss offline.

Closed Session

The motion to go into closed session at 6:16 pm was first moved by Ms. Procaccino, seconded by Councilman Newlin, all in favor by voice vote.

The motion to return to the regular meeting at 7:10 pm was first moved by Ms. Procaccino, seconded by Mr. Vonvorys, all in favor voice vote.

Comments

Ms. Kochmann reported that Christie Peacock’s tree dedication that was initially scheduled to take place during the Habitat for Humanity’s dedication on April 28, 2022 will be rescheduled to May or June. Ms. Peacock’s tree planting dedication will have its own ceremony in honor of Ms. Peacock.

Ms. Fullaway announced that she will be out on medical leave as of April 25, 2022 for approximately three weeks. She may not be able to attend the next Board meeting on May 10th.

ADJOURNMENT

The motion to adjourn the meeting at 7:15 pm was first moved by Ms. Kochmann, seconded by Mr. Vonvorys, all in favor by voice vote.

Respectfully submitted by:

Julie M. Moy

Recording Secretary



**PRINCETON
COMMUNITY
HOUSING**

PCH Development Corporation

An Affiliate of Princeton Community Housing
One Monument Drive, Lower Level, Princeton, NJ 08540
609-924-3822 609-924-3827 (fax)

www.pchhomes.org

**PRINCETON AFFORDABLE RENTALS -
ADMINISTRATIVE AGENT STATUS REPORT**
Rental activity from 05/1/22 through 05/31/22

1. Princeton Rentals: Administrative Agent Rentals

Waiting List, Applications and Marketing

Applications received	71
Applications accepted	60
Applications not qualified	9
Applications incomplete	2
Applicants on waitlist	558
Vacancies	1 - Studio

Princeton Rentals - Vacancies	48-C Nassau St
<u>Vacancy Statistics</u>	
A – Total # of applicants on waitlist	142
B- total applicants that responded	18
C- total applicants that move to screening	6
D - didn't move forward w. screening	2
E- passed	2
F- credit/background not accepted	4
G- income/household size not accepted	4

H - not accepted/other reason	
I. # in lottery	0-lottery not necessary only 1 applicant move forward

2. Griggs Farm: PCH Rentals

Waiting List, Applications and Marketing

Applications received	71
Applications accepted	43
Applications not qualified	21
Applications incomplete	7
Applicants on waitlist	373
Vacancies	5

Vacancies: 3 – 1 bd.
2-2 bd.

A tenant will be transferred to the 1 bd.

Applicants are being processed for the 2- 2 bd.
2- 1 bdrm. units need to get ready for rental

3. Elm Court: PCH Rentals

Waiting List, Applications and Marketing

Applications received	15	
Applications accepted	9	
Applications not qualified	6	5- (under 62) 1- (over income)
Applications incomplete	0	
Applicants on waitlist	181	
Vacancies	4	

Vacancies: 2 studio

2 1-BR

Eligibility Offers Sent

4. Harriet Bryan House: PCH Rentals

Waiting List, Applications and Marketing

Applications received	18	
Applications accepted	12	
Applications not qualified	6	5- (under 62) 1- (over income)
Applications incomplete	0	
Applicants on waitlist	187	
Vacancies	2	

Vacancies: 2- 1-BR Vacant

Eligibility Offers Sent

5. Merwick-Stanworth: Administrative Agent Rentals

Waiting List, Applications and Marketing

Applications received	68	
Applications accepted	58	
Applications not qualified	5	
Applications incomplete	5	
Applicants on waitlist	535	
Vacancies	4	1 - 2 Bdr. Low 1 - 2 Bdr. Mod 2 – 1 Bdr. Low

Merwick -Vacancies	108B E. Stanworth Dr	110 A Stanworth Dr.	102B S. Stanworth Dr.	306A Stanworth Dr.
<u>Vacancy Statistics</u>				
A -total number of applicants on waitlist	172	80	186	186
B – total applicants that responded	53	25	45	45
C - total applicants that moved forward to screening	29	14	In process	In process
D - Declined screening				
E - didn't move forward with screening	9	2		
F - passed	7	7		
G - credit/background not accepted	3	2		
H - income/household size not accepted	4	0		
I - not accepted/other reason				
J - # in lottery	12	7		

Avalon Princeton
May 5, 2022
Status Report

	Number of units in complex	Number of Vacancies this month	Number of Full Applications	Notes
Studio				
Very Low	1			
Low	2			
Moderate	2			
1 Bedroom				
Very Low	1			
Low	2			
Moderate	3			
2 bedroom				
Very Low	3			
Low	14			
Moderate	16			
3 bedroom				
Very Low	3			
Low	3			
Moderate	6			

Total number of applicants on waiting list:	8,771
Total number last month:	8,634
Increase:	137

Total number of applicants that live or work in Housing Region 4 (Mercer, Monmouth, and Ocean Counties)	2,091
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Megan York, PP, AICP
 Vice President

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Princeton Affordable Housing

Status Report

June 14, 2022

274 Griggs: 2 bedroom Mod : Referred the Owner to the NJ Emergency Rescue Mortgage Assistance Program to help pay delinquent mortgage and HOA fees. He has moved back into the unit

35 Billie Ellis: Sold

417 Brickhouse Road: Sold

281 Griggs Drive: 1 bedroom mod. Just coming on the market



Resolution in Support of Robust Federal Investments for Affordable Homes to House NJ

WHEREAS, housing insecurity is one of the biggest threats to public health and safety at any time, but never more so than during the coronavirus pandemic, and our policies must center those who have been harmed most by the pandemic so that we recover equitably;

WHEREAS, Congress is considering once-in-a-lifetime investments in housing affordability, stability and security that will lay a foundation that help create a more affordable NJ for generations to come;

WHEREAS, the pandemic has caused untold economic hardship for residents and communities, with the threat of foreclosures, evictions and homelessness for many families through no fault of their own

WHEREAS, only one in four households eligible for rental assistance receives it due to decades of chronic underfunding by Congress. People of color – especially women of color – and other marginalized renters are most harmed by the housing crisis;

WHEREAS, in NJ, renters need an income of \$31.96/hour on average to afford a modest, two-bedroom apartment. This is far above the incomes of many working families, seniors, and people with disabilities;

WHEREAS, there is no state or congressional district in America with enough supply of affordable homes for families with the lowest incomes;

WHEREAS, everyone has struggled under the weight of the pandemic, Black and Brown residents in our state have been disproportionately impacted, while continuing to suffer from hundreds of years of systemic racism and institutional inequities;

WHEREAS Congress must work to bridge the gap between incomes and housing costs by

expanding rental assistance;

WHEREAS, by expanding rental assistance, the economic recovery package can help bridge the gap between wages and housing costs for America's lowest-income and most marginalized households;

WHEREAS, by preserving the nation's public housing and building new homes affordable to people with the greatest needs through the national Housing Trust Fund, these essential investments directly address the severe shortage of affordable housing for people with the lowest incomes,

THEREFORE, the U.S. must make robust investments in affordable homes in any budget reconciliation bill similar to what was in the Build Back Better Bill that passed the House, including an expansion of rental assistance by \$25 billion to serve 300,000 additional households; \$65 billion to repair public housing, which is home to 2.5 million residents; and \$15 billion in the national Housing Trust Fund to build and preserve 150,000 homes affordable to people with the greatest needs.

NOW THEREFORE, BE IT RESOLVED, [municipality] encourages Congress to include robust funding to address housing instability and unaffordability and to mitigate the threat of pandemic-related homelessness in any budget reconciliation bill.

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