

PRINCETON HOUSING BOARD

AGENDA

Wednesday, July 14, 2021

VIA Zoom

- Opening Statement
- Public Comment
- Minutes
- Status Reports from CGP, PCH and PAH
- Chair/Vice-Chair Status Reports
 - Resolution endorsing the Fair Chance in Housing Act
 - Vice Chair Legislative Report
- Legal
 - Resolution Authorizing a Waiver on 27B Palmer Square

- Financial Literacy Counseling update (Maria)
- CDBG Update (Carol and Maureen)

- Business (Voting May be Required)
 - Proposal to delete Social Security Numbers from Affordable Rental Applications (Maria)

- CLOSED SESSION

- ADJOURN

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

Bulletin Board
Clerk's Office
Princeton Website
Bernard Hvozdovic
Ed Schmierer, Esq.
Gary DeBlasio
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
June 9, 2021**

The regular meeting of the Princeton Affordable Housing Board was called to order by Chair Kate Warren at 5:30 pm. She 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, Lex Kochmann, Lance Liverman, Matt Mleczko, Mary Agnes Procaccino, Colin Vonvorys, Dwaine Williamson, Kate Warren

Excused: Carol Golden

Quorum: 7

Also present: Maureen Fullaway (PAH), Ed Schmierer, Esq., Ed Truscelli, (PCH), Claribel Santiago (PCH), Michael Floyd and Earline Baumunk

NEW MEMBER

Matt Mleczko is appointed as Alternate #2 by the Council. Mr. Schmierer swore in Mr. Mleczko.

PUBLIC COMMENT

Michael Floyd and Earline Baumunk had no comments.

APPROVAL OF MINUTES

A motion to approve the minutes dated *March 9, 2021* as presented was made first by Ms. Procaccino, seconded by Councilman Williamson, all in favor by voice vote.

Abstained: Mleczko

Absent: Golden

A motion to approve the minutes dated *April 14, 2021* as presented was made first by Ms. Procaccino, seconded by Councilman Williamson, all in favor by voice vote.

Abstained: Mleczko

Absent: Golden

A motion to approve the minutes dated *May 12, 2021* as presented was made first by Ms. Procaccino, seconded by Councilman Williamson, all in favor by voice vote.

Abstained: Mleczko, Vonvorys *Absent:* Golden

Status Reports from CGP, PCH and PAH

PCH Development Corporation – Ed Truscelli and Claribel Santiago

Ms. Santiago provided an update on applications and wait list. They are currently updating their wait lists; once information is complete, they will provide to the Board.

Mr. Truscelli provided an update on the Palmer Square units. He spoke with Jennifer Garcia from Palmer Square management; she requested new flyers be created to re-market the units before they will consider revising rental or parking fees. Mr. Truscelli shared a copy of a new flyer for the Board to review. PCH has already started sending out the flyers to applicants on the waiting list. Mr. Liverman expressed his concerns regarding current marketing strategies imposed by Palmer Square, suggesting it may be a delay tactic. Ms. Kochmann is willing to distribute flyers in the Jackson/Witherspoon area. Mayor Freda was going to speak to Lori Rabon from Palmer Square management or the owners. It does not seem as if Palmer Square is willing to work with Princeton towards getting the apartment rented out. The opinion is that the unit has been marketed, the small size coupled with high parking fees make the unit unattractive. Additional marketing probably will not help.

The Palmer Square resolution to allow the 2-bedroom moderate income unit to be rented to a 1-person household was drafted by Mr. Schmierer; it has been tabled until the July meeting.

Community Grant & Planning (CGP)

Ms. Fullaway reported that Avalon Bay currently does not have any vacancies. They have 6,788 on their wait list; 1,557 live or work in Region 4.

Princeton Affordable Housing – Maureen Fullaway

Ms. Fullaway reported on sales units; open house was held.

- 213 Brickhouse Road – 1 eligible purchaser; sales price \$104,377
- 225 Brickhouse Road – of 4 potential purchasers one was chosen by lottery; sales price \$70,236. Purchaser is a renter in Princeton Community Village

Both units had work done to update them. We will receive rehabilitation credit for each unit to help satisfy the 80-unit Rehabilitation Obligation in the Third Round Plan. The Municipality will lose some money on the two sales, but importantly, Princeton is maintaining its affordable housing stock. Mr. Hammond stated that historically the municipality has not lost money on resales. He noted that the Affordable Housing Trust Fund has grown over the years. Ms. Kochmann commented that the buyer of 225 Brickhouse is moving from an affordable housing rental at PCV into affordable sales unit. The buyer's upward mobility means another low-income family is able to move in the affordable rental.

The motion to sell 213 Brickhouse Road for the amount of \$104,377 was first moved by Mr. Liverman seconded by Mr. Hammond

Roll call in favor: Hammond, Juega, Kochmann, Liverman, Mleczko, Procaccino, Vonvorys Williamson, Warren

The motion to sell 225 Brickhouse Road for the amount of \$70,236 was first moved by Mr. Hammond seconded by Ms. Procaccino

Roll call in favor: Hammond, Juega, Kochmann, Liverman, Mleczko, Procaccino, Vonvorys Williamson, Warren

- 37 Billie Ellis – No update; family is cleaning and will market
- 274 Griggs Drive – owner is still in Haiti; there was an interested purchaser, did not meet income eligibility requirement. She turned out to be owner's mother. Brother will show unit.
- 38 Billie Ellis – under construction and hope to begin selling in August

Chair Warren brought up a previous discussion on Habitat for Humanity, who administers a housing rehabilitation program where the labor is done by volunteers. The owner must execute a mortgage and mortgage note only for the amount of the materials. Ms. Kochmann will have her team send a model agreement they use with municipalities, and will share with the Board to discuss at another meeting.

Chair/Vice–Chair Status Reports

Chair Warren reported that she sent a personal email to Council to urge them to consider increasing the amount of homeownership in current and future Fair Share Plans. She reported that Councilman Cohen said there may be six additional sales units available at the Terhune inclusionary site. Ms. Fullaway stated that Mary Beth Lonergan, a Court Master, indicated that Fair share Housing is being flexible in not requiring affordable units be sold to very low-income people. This population is more likely to experience financial hardship leading to difficulty in paying their mortgage and other costs. They may also have difficulty maintaining property over the years. Chair Warren asked the Board if there is an objection to increasing the amount of homeownership in Princeton’s Fair Share Plans. Board members voiced their opinions on homeownership versus renting. Mr. Vonvorys said he thought it was a mistake to show a preference for affordable sales over affordable rentals. Ms. Juega said that, while she is not opposed to affordable homeownership in principle, it is not a practical and realistic path for the large majority of the very low-, low- and moderate-income population. Ms. Juega circulated an article that suggested that research in favor of affordable sales often uses unrealistic assumptions such as no down payment and a low interest rate. Both Mr. Vonvorys and Ms. Juega suggested that the vote should be postponed until further research was available and the pros and cons could be more fully discussed. Mr. Mieczko agreed that the issue should be more thoroughly researched.

Mr. Liverman noted that a healthy mix of affordable rentals and sales units will satisfy the needs very low-, low- and moderate-income households. For that reason, he is in favor of increasing the amount of sales units in Princeton’s Fair Share Plans.

The motion that Princeton Affordable Housing Board agrees to move forward to support the increase in Affordable Housing sales was first moved by Mr. Liverman, seconded by Ms. Procaccino

Roll call in favor: Hammond, Liverman, Procaccino, Williamson, Warren

Opposed: Juega, Vonvorys

Other Business

ADJOURNMENT

The motion to adjourn the meeting at 7:30 pm was first moved by Mr. Vonvorys, seconded by Ms. Procaccino, all in favor by voice vote.

Respectfully submitted by:

Julie M. Moy

Recording Secretary

Avalon Princeton -July 8, 2021 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:	7,028
Total number last month:	6,788
Increase:	240

Total number of applicants that live or work in Housing Region 4 (Mercer, Monmouth, and Ocean Counties)	1,613
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Princeton has elected to give preference to in-region applicants.

Megan York, PP, AICP
Vice President

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**PRINCETON
COMMUNITY
HOUSING**

www.pchhomes.org

PCH Development Corporation

An Affiliate of Princeton Community Housing

One Monument Drive, Lower Level, Princeton, NJ 08540

609-924-3822 609-924-3827 (fax)

**PRINCETON AFFORDABLE RENTALS -
ADMINISTRATIVE AGENT STATUS REPORT**
Rental activity from 6/1/21 through 6/30/21

1. Princeton Rentals: Administrative Agent Rentals

Waiting List, Applications and Marketing

Applications received	48
Applications accepted	35
Applications not qualified	7
Applications incomplete	5
Applicants on waitlist	435
Vacancies	2

Princeton Rentals - Vacancies	<u>2 Bdrm.</u> 27B Palmer Sq. - 2 bed mod @ \$1,224 – screening in process	<u>Studio</u> 49H Palmer Sq. – studio mod @ \$930/month – screening in process	
<u>Vacancy Statistics</u>			
A- total full applications	2	1	
B- passed			
C -credit/background not accepted			
D -income/household size not accepted	2 – due to income		
E- didn't move forward w. screening	2- not interested	2- not interested	
F- not accepted/other reason			
G- Declined screening			
# in lottery	Not yet		

2. Griggs Farm: PCH Rentals

Waiting List, Applications and Marketing

Applications received	48
Applications accepted	29
Applications not qualified	17
Applications incomplete	2
Applicants on waitlist	278
Vacancies	5

**All 2 bedrooms
– notices sent and screening in process**

3. Elm Court: PCH Rentals

Waiting List, Applications and Marketing

Applications received	7
Applications accepted	5
Applications not qualified	2 (under 62)
Applications incomplete	0
Applicants on waitlist	*166
Vacancies	6

2 Studios

1 HC studio – lease signing 7/1/2021

1 studio – Eligibility Interview 7/5/2021

4 1-BRs

- 1 - Lease Signing on 7/15/2021

- 3- Eligibility Interviews in place

4. Harriet Bryan House: PCH Rentals

Waiting List, Applications and Marketing

Applications received	7
Applications accepted	5
Applications not qualified	2 (under 62)
Applications incomplete	0
Applicants on waitlist	*174
Vacancies	1

1-BR

- Eligibility Interviews in place (HC accessible)

5. Merwick-Stanworth: Administrative Agent Rentals

Waiting List, Applications and Marketing

Applications received	38
Applications accepted	26
Applications not qualified	8
Applications incomplete	4
Applicants on waitlist	396
Vacancies	1

Merwick -Vacancies	2 bdrm. 309A Stanworth Lane- 2 bd. mod \$1,078- screening in process	
<u>Vacancy Statistics</u>		
A- total full applications		
B- passed		
C -credit/background not accepted		
D -income/household size not accepted		
E- didn't move forward w. screening		
F- not accepted/other reason		
G -Declined screening		
# in lottery		

Princeton Affordable Housing

Status Report

June 14, 2021

213 Brickhouse: Under Contract

225 Brickhouse: Under Contract

38 Billie Ellis: 2 bedroom Mod Privately Owned: Under Construction

274 Griggs: 2 bedroom Mod : Potential applicants notified

37 Billie Ellis: 1 bedroom Mod: Owner passed away and family selling the unit

PRINCETON AFFORDABLE HOUSING BOARD

RESOLUTION AUTHORIZING WAIVER FOR 27B PALMER SQUARE

WHEREAS, within Palmer Square, there is a moderate income two-bedroom unit which has been available for rental to an income eligible household for over a year and a half; and

WHEREAS, pursuant to the Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.4, the Affordable Housing Occupancy Standard provides that two-bedroom moderate income affordable units are to be made available to three person households; and

WHEREAS, due to the size of said unit, households greater than one person have not expressed an interest in renting said unit; and

WHEREAS, the Princeton Affordable Housing Board wishes to authorize the Princeton Affordable Housing Manager, in her capacity as an Administrative Agent pursuant to N.J.A.C. 5:80-26.14(a)13 to grant a hardship waiver, with the consent of the landlord to rent the aforementioned unit to a one-person moderate-income household.

NOW, THEREFORE, BE IT RESOLVED by the Princeton Affordable Housing Board as follows:

1. The Princeton Affordable Housing Board hereby authorizes the Princeton Affordable Housing Manager/Administrative Agent to authorize the landlord for 27B Palmer Square to rent said unit to an income eligible one-person moderate-income household.

2. A certified true copy of this Resolution shall be furnished to the landlord, Palmer Square, upon its adoption.

CERTIFICATION

The undersigned, Secretary to the Princeton Affordable Housing Board hereby certifies that the above Resolution was adopted by the Board at its regular meeting held on the 8th day of June 2021.

Board Secretary

A RESOLUTION IN SUPPORT OF STRENGTHENING AND ADOPTING THE FAIR CHANCE IN HOUSING ACT, S250/A1919, BY THE NEW JERSEY LEGISLATURE, TO PROTECT THE HOUSING RIGHTS OF PERSONS WITH CRIMINAL RECORDS.

WHEREAS, approximately one in three American adults has some form of criminal record; and

WHEREAS, denial of housing on the basis of an individual's criminal record can pose a substantial barrier to full participation in American life. It can, for example, make it difficult, or even impossible, for an individual to work. It also makes it difficult, or even impossible, for an individual to find a home; and

WHEREAS, a 2015 report from the Shriver Center explained, "unequivocal rejection greets many people with criminal records across the country, slamming the door to second chances for them as well as their family"; and

WHEREAS, because African-Americans and persons of color are disproportionately represented in New Jersey's criminal justice system, the denial of housing to those with criminal records has a significant disparate racial impact; and

WHEREAS, recent research indicates that New Jersey suffers from a tragically high 36-month recidivism rate of over 30 percent; and

WHEREAS, housing instability appears to impact recidivism, considering that over one in 10 prisoners in the United States face homelessness upon release; and

WHEREAS, research from other states indicates a substantial increase in the likelihood of a parolee's arrest following each change in address, further supporting the conclusion that when ex-convicts are unable to find stable housing, recidivism becomes more likely and public safety is diminished; and

WHEREAS, prior to the 1990s when popular guidance documents began advising landlords to conduct criminal background checks on prospective tenants, criminal background information was not widely-available and convenient to landlords for informing rental decisions, but many landlords were nonetheless able to maintain safe and healthy rental properties; and

WHEREAS, Shaun Donovan, former Secretary of the Department of Housing and Urban Development, has written, “people who have paid their debt to society deserve the opportunity to become productive citizens and caring parents, to set the past aside and embrace the future. Part of that support means helping ex-offenders gain access to one of the most fundamental building blocks of a stable life – a place to live”; and

WHEREAS, unfair rules and outright bans that are not sensitive to individual circumstances threaten the rights of millions of Americans to live free from housing discrimination; and

WHEREAS, this pressing social and racial justice problem demands an answer; and

WHEREAS, the New Jersey Legislature has proposed S250/A1919, The Fair Chance in Housing Act, to protect the housing rights of persons with criminal records; and

WHEREAS, The Fair Chance in Housing Act is a significant measure that should be strengthened to ensure adequate remedies for persons discriminated against and then should be immediately adopted; and

WHEREAS, The Fair Chance in Housing Act should be strengthened by (i) providing persons discriminated against thereunder the right to pursue a private cause of action; (ii) requiring a housing provider who discriminates against the applicant to provide the same or similar unit on the same terms as the conditional offer previously extended; (iii) award persons discriminated against thereunder damages for the discrimination; and (iv) permit persons discriminated against thereunder the right to appeal any decision, or failure to act, by the Division on Civil Rights in the Attorney General’s office;

NOW, THEREFORE, BE IT ORDAINED, that the Princeton Council enthusiastically supports the New Jersey Legislature strengthening, as detailed above, and adopting The Fair Chance in Housing Act (S.250 and H.1919), and calls on our State legislators to work towards the Act’s immediate enactment, which would assure that New Jerseyans who have criminal records not be discriminated

against and New Jerseyans who have served and completed a sentence be allowed to fully re-enter society by allowing full rights to housing and freedom from discrimination.

Witness/ Attest:

Municipality of Princeton

Delores Williams, Municipal Clerk

Mark Freda, Mayor

ADOPTED the _____ day of _____, 2021.