



**PRINCETON MUNICIPAL
AFFORDABLE HOUSING BOARD
MEETING MINUTES
March 8, 2022 – VIRTUAL MEETING**

The regular meeting of the Princeton Affordable Housing Board was called to order by Vice–Chair Dosier 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, Lance Liverman, Mary Agnes Procaccino, Councilman Leighton Newlin, Carol Golden (1), Lex Kochmann (2), Matt Mleczek (3)

Excused: Maria Juega, Colin Vonvorvys, Kate Warren,

Also present: Maureen Fullaway (PAH), Ed Schmierer, Esq., Ed Truscelli, (PCH) and Claribel Santiago (PCH), Erin Kiesewetter (Corner House Student Board)

Guests: Mayor Freda, Michael Floyd

Public Comments: None

Approval of Minutes – February 8, 2021

A motion to approve the minutes dated February 8, 2021 as presented was first moved by Ms. Procaccino, seconded by Mr. Liverman, all in favor by voice vote.

Status Reports from CGP, PCH and PAH

PCH Development Corporation – Ed Truscelli and Claribel Santiago

Mr. Truscelli shared his screen. Ms. Santiago went through the PCH report and provided updates. Ms. Michel explained the process of updating the waiting list; annual update request will be sent out by next week. The applicant has option to return applications by email, fax, mail or drop off. Update will not be available to the Board until approximately April. If applicant has question on wait list, s/he has to reach out to the list holder.

Community Grants & Planning (CGP)

Ms. Fullaway reported on Community Grant’s & Planning. There are 8,404 on wait list for Avalon Bay, up 168 from last month; 1,988 in Region 4; there are no vacancies. Vice–Chair Hammond asked if we had a process to get PHA updates; no, it is not part of our report status. Councilman Newlin reported that John Clarke and Joseph Weiss from the Princeton Housing Authority (PHA) will try to attend next month’s meeting.

Princeton Affordable Housing – Maureen Fullaway

Ms. Fullaway reported on the sales units:

- 38 Billie Ellis – Sold



- *274 Griggs Drive* – Owner is still in Haiti and has not corrected the Power of Attorney giving his brother permission to sell the unit in his place. The person who was interested in the unit has purchased in Lawrence. Mr. Schmierer will send another letter indicating that he is in violation of his deed restriction; it is not his primary residence. POA is not a legal document at this time.
- *35 Billie Ellis* – Owner passed away; beneficiaries renovated and put up for sale. They have asked the Municipality to purchase from them; they can no longer financially maintain the unit. The Council has approved the Municipality to purchase the unit. Ms. Fullaway has a potential buyer.
- *417 Brickhouse Road* – Studio low; Ms. Fullaway went to see the unit; in good shape. Studios are hard to sell. Ms. Fullaway received a call from someone showing interest; she will make appointment to show. She has a pre-qualified mortgage.

There was discussion on other methods on how we can get title to the 274 Griggs Drive and sell. We would need make the recommendation to the Council for authority to file a law suit in the name of Princeton to move forward with litigation procedures.

Ms. Procaccino made the motion for the Affordable Housing Board to recommend to governing body that commencing litigation be pursued in order to acquire the title to 274 Griggs Drive. Mr. Liverman seconded the motion.

Mr. Schmierer explained the process to get to the litigation stage. Councilman Newlin suggested we provide an additional 30 days for the owner to respond and in the duration, Mr. Schmierer to contact the owner again. Ms. Procaccino would like the process to begin now since it has been nearly 3 years that the unit has been vacant.

Ms. Procaccino amended her motion that if Mr. Schmierer has not received a response by March 28, 2022, we will begin the steps need for legal action. Mr. Liverman agreed to the amended motion.

Roll Call in Favor: Liverman, Procaccino, Golden, Kochmann, Mleczo, Hammond

Opposed: None

Abstained: Councilman Newlin

Vice–Chair Status Reports

Vice–Chair Hammond did not have anything new to report

Legal – Ed Schmierer, Esq.

Mr. Schmierer is working with Ms. Fullaway on purchasing and sales. Compliance projects are moving along. He will focus on 274 Griggs Drive issue. Mr. Schmierer stated BCC handbook should be read, sign and return to the Clerk if s/he has not already done so.

Legislative Update – Dosier Hammond

Vice–Chair Hammond reported that people can file for eviction assistance now. The Housing Development of NJ has a hotline offering legal help. There are resources available for tenants and landlords. Utilities assistance is ending March 15.

Vice–Chair Hammond reported that legislative priorities include: streamlining affordable housing applications, credit score standards – no movement, and expanding mortgage payment relief. *Build Back Better Bill* is still in flux. He reported that tax credits for affordable housing projects can provide up to six hundred million in tax credits for developers for housing projects.



Accessory Dwelling Units (ADU) – Matt Mleczo

Mr. Mleczo provided an update on the ADU bill. Ms. Golden said her understanding is that the bill allows conversion of underutilized office parks and shopping centers to residential units with 20% affordable housing setaside. Mr. Schmierer agreed, it sounds like it would allow the recycling of the office space and shopping center spaces. Mr. Mleczo continued with his update on ADUs.

ISLES

Mr. Schmierer stated that the contract can be discussed in open session. Vice–Chair Hammond stated that his reading tells him the contract was signed April or May 2021. Mr. Schmierer stated that the contract has an expiration date but was implemented later. However, the contract expires by the terms of the contract which was January 31, 2022.

The Board reviewed the ISLES monthly report. Per Ms. Golden, ISLES does not believe their contract expired; they believe this is their mid-year report; Ms. Fullaway agreed. Elena Hung–Shum, ISLES representative stated that Princeton did not define the goals of the program; Ms. Fullaway fully disagreed with this statement. Per Ms. Fullaway, if we chose to continue the contract to May, we will have to pay ISLES.

Mr. Mleczo had asked where the miscommunication is coming from and if there are other organizations we can work with. Ms. Procaccino reported that she worked with another organization who offered the same services with incentives to the participants, and they had difficulty in attracting participants. Ms. Procaccino stated people are not interested. There was further discussion on the contract end date, execution date, responsibilities of ISLES and what our goals for the program were. Councilman Newlin opined that if we decide to continue the contract through May, we should review and meet with them again so there is a clear understanding of what we are looking for and hopefully would be beneficial to families.

Mr. Trucelli stated that the Housing and Community Development Network of New Jersey would be a good intermediary with this issue. He suggested we contact Sharon Barker who works with counseling agencies for assistance; Shaw Jackson would also be a good contact for assistance. Ms. Golden suggested we finish the contract and pay them; Vice–Chair Hammond agreed. Mr. Schmierer suggested that we respond to their March report and clarify what our expectations are. Vice–Chair Hammond suggested that he and Chair Warren meet with Ms. Fullaway and Ms. Golden before they meet with ISLES.

Off Site Parking

Councilman Newlin stated that Ms. Juega asked him to look into to whether Princeton can reach out to local organizations to see if Affordable Housing residents can use their parking lots off hours. The Council discussed the parking permit issue at the February 28th meeting. Council has requested that staff fine tune the ordinance, so Councilman Newlin held off on bringing up the subject. He spoke with David Cohen, who is heading that initiative. Councilman Newlin will speak with Mr. Schmierer for guidance on how to move forward. Mr. Cohen thought we may have to offer subsidies to the organizations. Avalon Bay may be asked to participate since they have empty spaces in their lots.

ADJOURNMENT

The motion to adjourn the meeting at 7:08 pm was first moved by Ms. Kochmann, seconded by Ms. Procaccino, all in favor by voice vote.



Respectfully submitted by:

Julie M. Moy
Recording Secretary