



**PRINCETON MUNICIPAL
AFFORDABLE HOUSING BOARD
MEETING MINUTES
April 12, 2022 – VIRTUAL MEETING**

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. Mleczko’s proposal to the University to donate and create a community land trust. She has added her signature to the petition in support. Mr. Mleczko 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 that 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 Regional 4 wait list.

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

Mr. Clarke provided an update of activities and how they are 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, 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 – Dossier 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

