



**PRINCETON MUNICIPAL  
AFFORDABLE HOUSING BOARD  
MEETING MINUTES  
JUNE 9, 2021 – VIRTUAL MEETING**

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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 Mleczeko, 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) and Claribel Santiago (PCH)

**NEW MEMBER**

Matt Mleczeko has been appointed as Alternate #2 by the Council. Mr. Schmierer swore in Mr. Mleczeko.

**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:* Mleczeko

*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:* Mleczeko

*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:* Mleczeko, 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; she requested new flyers be created to re-market the units before they will consider revising rental or parking fees. Mr. Truscelli shared copy of the flyer for Board to review. PHC has already started sending out the flyers to wait listed and will market as discussed. Mr. Liverman expressed his concerns regarding current marketing strategies imposed by Palmer Square; maybe a delay tactic. Ms. Kochmann is willing to distribute flyers in the Jackson/Witherspoon area. Mayor Freda was going to speak to Lori Rabon or the owners. There were discussions on marketing methods. 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 size and parking fees makes the unit unattractive. Additional marketing will not help.

The Palmer Square resolution was drafted by Mr. Schmierer; it has been tabled until the July meeting. Normally, the landlord normally requests waiver.

*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 are from Region 4 area.

*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 – 4 potential purchasers and chose one by lottery; sales price \$70,236  
Purchaser is a resident from Princeton Community Village

Both units had work completed. We will receive rehab credit for each unit. The Municipal will lose some money with the two sales, but we are maintaining our affordable housing sales. Mr. Hammond stated that the costs just about evens out; the trust fund has grown over the years. Ms. Kochmann commended that the resident is moving from an Affordable Housing rental unit into Affordable sales unit means another family is able to move in the 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 can do work at cost. Ms. Kochmann had her team send her agreements with townships and will share with Board to discuss at another meeting.

### **Chair/Vice–Chair Status Reports**

Chair Warren reported that she sent a personal email to Council to discuss increasing homeownership in the affordable sales program. There maybe six sales units available in Round 3. Ms. Fullaway stated that she heard Fairshare Housing is being flexible in not requiring affordable units be sold to very low-income people; they could have difficulty maintaining property or make mortgage payments. Chair Warren asked this Board if there is an objection to increase ownership. Board members voiced their opinions on homeownership versus renting.

The motion that Princeton Affordable Housing Board agrees to move forward to support the increase 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:

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*Julie M. Moy*  
Recording Secretary