



**PRINCETON MUNICIPAL
AFFORDABLE HOUSING BOARD
MEETING MINUTES
June 14, 2022 – VIRTUAL MEETING**

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: Mary Agnes Procaccino, Colin Vonvorys, Kate Warren, Councilman Leighton Newlin, Carol Golden (1), Lex Kochmann (2), Matt Mleczo (3)

Excused: Dosier Hammond, Maria Juega, Lance Liverman,

Also Present: Maureen Fullaway (PAH), Ed Truscelli, (PCH) and Claribel Santiago (PCH)

Public Guests: Michael Floyd, Felicia Spitz, for Princeton Housing Authority

Approval of Minutes – April 12, 2021

A motion to approve the minutes dated April 12, 2021 was made first by Ms. Procaccino, seconded by Ms. Kochmann, all in favor by voice vote.

Abstained: Golden, Warren

Public Comments

Michael Floyd – nothing to comment on at this time.

Status Reports from CGP, PCH and PAH

PCH Development Corporation

Ed Truscelli and Claribel Santiago

Mr. Truscelli shared his screen with their report. Ms. Santiago gave the PCH report on all affordable rental developments that they administer.

Ms. Golden asked for an explanation of Griggs Farm’s waiting list process; Mr. Truscelli explained their process. Councilman Newlin expressed his concerns for the short period of time the applicant has to respond. Mr. Trucelli provided additional details; when HUD applicants are notified their application is up for consideration, they have 14 days to respond; it is a shared responsibility with both the agent and applicant. The applicant has to provide valid contact information and if this changes, the applicant is responsible to update.

Community Grant & Planning (CGP) – Maureen Fullaway

Ms. Fullaway reported on Avalon Bay’s waiting list. There are no vacancies however they have 8,771 on their regular list, 2,091 on the Region 4 preference list. Community Grant & Planning purged their list and these are the most recent numbers.

Princeton Housing Authority – Felicia Spitz

Ms. Spitz reported that PHA is rented up. They are beginning to move residents out of Franklin & Maple to begin the redevelopment of the site.

Ms. Spitz reported that PHA will create a non-profit for redevelopment in the hopes of doing more community activities with residents and expand social services for their residents. They will use CDBG funds and partner with school district to get a preschool setup at Redding Circle or the Pannell Center, or both.

Chair/Vice-Chair Status Reports

Chair Warren reported that the Nelson Glass House hosted their open house. Councilman Newlin reported that he visited all the units. The market rate units are rented up. He was not sure if the affordable 2 bedroom unit is ready; it is very small and amenities are different from the market rate. Affordable units require 3 months marketing in advance of occupancy; marketing has not begun. PCH has submitted their proposal to manage the development; Mr. Truscelli is waiting for their response. Ms. Procaccino's understanding is that parking is available to all units and she confirmed that all units are rented with the exception of the affordable unit. Neither this Board nor Ms. Fullaway were invited to the open house.

Ms. Golden brought up issue of reconsideration of the Seminary's property designation as an Area in Need of Redevelopment, and whether the Board wanted to take a position. Chair Warren suggested that Ms. Golden draft a letter to the editor, send to Chair Warren and the Board will review and vote by email. Once all members approve, Chair Warren will sign on behalf of this Board. Ms. Fullaway believes the issue is on the next Council meeting.

Vice-Chair Report

Chair Warren stated that Vice Chair Hammond previously sent out a resolution for members to review.

Housing and Community Development Networking Resolution

Mr. Mleczko gave an update on the resolution in support of State action urging the U.S. Congress to act on increasing affordable housing funding in the federal budget. Chair Warren asked members if anyone is opposed to the resolution; no objections. She will send correspondence to the Mayor and Council in support of the resolution. Councilman Newlin will assist on getting the request on the agenda.

New Business (*voting required*)

Ms. Fullaway reminded this Board that we lease units to HIP who uses the units to house families they assist. Brickhouse Road HIP resident is moving out. HIP is asked for \$3,500 subsidy to paint unit; anything else needed, HIP will cover. Improvements to an Affordable Housing unit is a legal use of funds.

The motion to approve up to \$3,500 to help update the Brickhouse unit was first moved by Ms. Procaccino, seconded by Ms. Kochmann

Roll Call in Favor: Procaccino, Vonorys, Kochmann, Mleczko, Newlin, Warren

Abstain: Golden

Absent: Hammond, Juega, Liverman

Affordable Assistance Loan – Two Requests

Mrs. Fullaway reported that we have two residents who need Affordable Assistance Loans.

One resident is going through medical treatment; she has had to cut back on her work hours. The resident has received assistance from Ms. Procaccino's Church and Stonehill Church to help pay her utilities. Our partner groups do not provide assistance for HOA fees, which she is currently behind on. She will be continuing with her medical treatment for several more months. Ms. Fullaway looked into the amount that will be outstanding until August, which comes to \$1,441. Princeton can offer the resident an Affordability Assistance Loan to pay the delinquent HOA fees. The loan will be repaid to the Municipality when she sells her unit. Ms. Fullaway explained how the Affordable Assistance Loan is processed and re-paid with interest when unit is sold.

The motion to provide an Affordability Assistance Loan to the resident in the amount of \$1,441 for HOA through August 2022 was first moved by Ms. Procaccino, seconded by Mr. Vonvorys, all in favor by voice vote.

Absent: Hammond, Juega, Liverman

Another resident, who is living only on social security income, had to repair his sprinkler system, which failed inspection. Cost to repair was \$3,082.53; he has already paid by using his credit card. Normally Princeton would pay directly to the company, however the resident provided proof of payment along with his credit card statement. It is a legal use of funds since it will be used to reimburse resident for an improvement to his home. Ms. Procaccino suggested he get in touch with the Housing Stability Board for assistance. If they can provide assistance, it will not be a loan to him; he may be eligible for grants which he would not have to repay. Ms. Fullaway will put on the Housing Stability Coalition agenda for discussion.

The motion provide an Affordable Assistance Loan to the resident up to the amount of \$3,082.53 to reimburse him for the sprinkler system repair was first moved by Chair Warren, seconded by Mr. Mleczko, all in favor by voice vote.

Absent: Hammond, Juega, Liverman

Princeton Affordable Housing Report – Maureen Fullaway

Ms. Fullaway reported on the sales units:

- *274 Griggs Drive* – Owner has moved back to the United States. He is significantly behind on this mortgage and HOA fees. She referred him to NJ Emergency Rescue Mortgage Assistance Program to help him catch up.
- *35 Billy Ellis* – Sold & closed
- *417 Brick House* – Sold & closed
- *281 Griggs Drive* – a one bedroom moderate income unit just came on the market; sales price is \$137,419. Affordable Housing has increased by 12.24% within one year.

Ms. Fullaway stated that rents increased by 2.9%

Accessory Dwelling

Mr. Mleczko reported that there has been no movement State movement with regard to public policy on ADU's. He will be sharing a document via email to discuss at a later time that addresses various ADU models and programs. Michael Floyd stated that the Planning Board did not take a vote at last night's meeting; the proposed ordinance was amended and will be re-introduced to the public. He believes the



proposed amended ordinance will be introduced at the June 27 meeting and that it is posted on the website for public review.

Mr. Floyd commented on the reconsideration of the Seminary's property as an area in need of redevelopment. This will also be discussed at the next Planning Board meeting since it has not been publicly discussed in the past. He stated that there is no indication as to how the Planning Board will vote. He stated whatever is decided, it will not eliminate the municipal wide 20% low/mod set aside; the area in need of redevelopment is a separate issue.

Per Mr. Floyd, the overlay on Tulane Street has more units and less parking; he suggested we make sure the affordable unit would have access to parking. Per Chair Warren, we asked Mr. Schmierer to make sure there is a fair distribution of the parking spaces.

Mr. Mleczko stated that Ms. Juega has asked the ISLES issue to be added to the agenda to further discuss. Chair Warren stated that it will be tabled to September's meeting.

ADJOURNMENT

The motion to adjourn the meeting at 6:36 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