



**PRINCETON MUNICIPAL
AFFORDABLE HOUSING BOARD
MEETING MINUTES
July 12, 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: Maria Juega, Lance Liverman, Mary Agnes Procaccino, Kate Warren, Councilman Leighton Newlin, Carol Golden (1), Matt Mleczko(3)

Excused: Dossier Hammond, Colin Vonvorys, Lex Kochmann (2)

Also present: Maureen Fullaway (PAH), Ed Schmierer, Esq., Ed Truscelli, (PCH)

Guests: Michael Floyd

Approval of Minutes – June 14, 2022

A motion to approve the minutes dated June 14, 2022 as amended was made first by Ms. Procaccino, seconded by Councilman Newlin, all in favor by voice vote.

Abstained: Juega, Liverman

Public Comments

Michael Floyd – no comments on at this time

Status Reports from CGP, PCH and PAH

PCH Development Corporation – Ed Truscelli

Mr. Truscelli shared his screen with their report and provided an update report on their rental developments. Ms. Juega asked about the applicants that did not move forward with the screening; there was discussion on potential reasons why applicants may not have moved forward with their application. Mr. Mleczko asked about the lottery for Merwick Stanworth; per Ms. Fullaway the lottery was completed. Mr. Truscelli will have the report amended.

Community Grant & Planning (CGP) – Maureen Fullaway

Ms. Fullaway reported that the manager is on vacation, therefore she did not receive an update.

Princeton Affordable Housing – Maureen Fullaway

Ms. Fullaway reported that 281 Griggs Drive is under contract for sale; this is a private sale.

Princeton Housing Authority (PHA) – Felicia Spitz

Chair Warren stated that it would be helpful to get a monthly report from PHA, though they do not fall under our jurisdiction. Ms. Spitz reported on the PHA vacancies. They need to begin transferring residents out from Maple/Franklin Terrace so they can begin their redevelopment project. They currently have 3,000+ applicants

on their waiting list. There was continued discussion on Maple/Franklin Terrace. Councilman Newlin explained that because negotiations with the developer are ongoing, no further information could be offered at this time.

Chair/Vice-Chair Status Reports

Chair Warren stated that she sent everyone the flyer for the Princeton Community Housing's fundraiser which will take place July 21, 2022.

Chair Warren acknowledged all the work Mr. Mleczko has done on the ADU research.

Chair Warren stated that the free application for the NJ Department of Community Affairs Division of Housing and Community Resources is accepting pre-applications for the State Rental Assistance Program Waiting List. Pre-applications will be accepted to enter a lottery for the statewide SRAP program in the Elderly, Family, Disabled, and Homeless categories. The pre-application is open from July 11-22, 2022 and must be done online.

Chair Warren asked Ms. Juega if she had any updates regarding the Board's continuing research into obstacles to affordable housing. Fannie Mae and Freddie Mac are now considering rent payments as part of a borrower's credit history.

Accessory Dwelling Units (ADU)

Mr. Mleczko emailed Board information on his ADU research and provided a recap. The document explains on how different locations are encouraging the development of ADUs and in most cases, they can be deed restricted ADUs; he explained his findings. There was discussion on what Princeton can consider doing for ADUs. Mr. Liverman asked what the advantage to a homeowner would be to deed restrict sections of their property or home; Mr. Mleczko explained how it would work. Attorney Schmierer explained how the resident would be chosen for an ADU. There was continued discussion on the ADUs. Ms. Spitz commented that there is a group in town that pushes back whenever affordable housing is mentioned. She opined that it would be helpful to have marketing plan where it shows affordable housing as a benefit to the town. Mr. Mleczko addressed the land trust model and explained how the model works. Mr. Floyd stated that the program is geared toward a more densely populated community.

Legal – Ed Schmierer, Esq.

Attorney Schmierer reported that he spoke with Ryan Kennedy, Esq. for the 40-42 Tulane development. Parking will be provided for the three Affordable units. Currently it has not been decided as to whether there will be a parking fee imposed for all parking. Mr. Kennedy will keep Attorney Schmierer updated.

The August meeting has been canceled; next meeting will be held September 13, 2022.

ADJOURNMENT

The motion to adjourn the meeting at 6:45 pm was first moved by Mr. Liverman, seconded by Councilman Newlin, all in favor by voice vote.

Respectfully submitted by:

Julie M. Moy
Recording Secretary