

## PRINCETON HOUSING BOARD

### AGENDA

Wednesday, June 9, 2021

VIA Zoom

- Opening Statement
- Public Comment
- Minutes (March 9, April 14, May 12 2021)
- Status Reports from CGP, PCH and PAH
- Chair/Vice-Chair Status Reports
  - Value of affordable sales units in future affordable housing plans
  - Resolution endorsing the Fair Chance in Housing Act
- Legal
  - Resolution Authorizing a Waiver on 27B Palmer Square
  
- Financial Literacy Counseling update (Maria)
  
- Business (Voting May be Required)
  - CDBG update
  
- CLOSED SESSION
  - Rehab Loan
  - Sale of 213 Brickhouse and 225 Brickhouse
  
- ADJOURN

cc: Maureen Fullaway  
Maria Juega  
Dosier Hammond  
Mary Agnes Procaccino  
Colin Vonvorys  
Carol Golden  
Dwayne Williamson  
Kate Warren  
Lex Kochman

Bulletin Board  
Clerk's Office  
Princeton Website  
Bernard Hvozdovic  
Ed Schmierer, Esq.  
Gary DeBlasio  
Ed Truscelli, PCH  
Lance Liverman  
Mathew Mleczo

**Please refer to the Sunshine Notice for the Zoom link**



**PRINCETON MUNICIPAL  
AFFORDABLE HOUSING BOARD  
OPEN SESSION MEETING MINUTES  
March 9, 2021**

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: Carol Golden, Dosier Hammond, Maria Juega, Lex Kochmann, Lance Liverman, Mary Agnes Procaccino, Colin Vonvorys, Kate Warren, Dwaine Williamson

Excused:

Quorum: 10

Also present: Maureen Fullaway (PAH), Ed Schmierer, Esq., Ed Truscelli, (PCH) and Claribel Santiago (PCH), Gabby Michel (PCH)

Guests: Matt Mleczko and Juan Blanco, *Not in our Town Princeton*

**APPROVAL OF MINUTES – February 9, 2021**

A motion to approve the minutes as presented dated February 9, 2021, subject to any clerical change was made first by Ms. Procaccino seconded by Mr. Hammond, all in favor by voice vote. Abstained: Ms. Golden

The motion to approve the closed session dated February 9, 2021 was made first by Ms. Procaccino seconded by Mr. Liverman, all in favor by voice vote. Abstained: Ms. Golden

## **Status Reports from CGP, PCH and PAH**

### *PCH Development Corporation*

Mr. Truscelli introduced Gabby Michel, new Multi-site Manager and Claribel Santiago, Administrative Agent for the rentals. Mr. Truscelli stated that future reports for Princeton rental units and Merwick Stanworth units will continue to include reasons they were denied approval. Ms. Juega asked if the same information can be requested from administrative agents of all affordable units as well as the units owned by PCH. Per Mr. Truscelli, he is currently focusing on the scope of work for which PCH is responsible to the Municipality. The additional work can be discussed; to include reasons for denial is not part of their work to the Municipality as the administrative agent. Ms. Juega opined that this would be helpful information to the Board to address reasons why so many applicants are rejected or decline to go through the screening process. Mr. Hammond would like to know the reasons an applicant would not qualify; can be further discussed at another time. Mr. Truscelli will discuss the additional work details with his team.

Ms. Santiago reported on the vacancies, applications and available units managed by PCH. Landlords handle the background screening. Ms. Juega questioned lack of information on how many applicants applied for the vacant Palmer Sq units in February and the high number of applicants (10 out of 11) applicants who declined screening in the case of 190D Witherspoon. PCH requested from Ms. Juega a list of questions prior to meeting so they may be prepared with answers. Chair Warren, Mr. Hammond and Ms. Juega will create list of the categories of data they would like to be included in the monthly reports to discuss with PCH. Mr. Liverman suggested that once the list of questions is created, any new questions that come up during the meeting should be discussed at a future date.

Mayor Freda is willing to speak with the landlord at Palmer Square about the persistent vacancy of the 2 units in question Ms. Santiago commented that applicants' issues regarding the Palmer Square studio is the unit size and parking fee. Ms. Santiago continued with her report on Griggs Farm and Elm Court. Applicants can be on more than one waiting list; PCH purges annually. Ms. Santiago explained how they contact applicants and the purging process; applications are due by April 23. Ms. Juega inquired about any follow up process with the applicants for the 190D Witherspoon unit given the stark number of applicants who dropped out; if there is no follow up process, can they be contacted individually to get some clarity as to why they did not go forward? Mr. Truscelli responded that it would be very time consuming to call all applicants; they do not respond in a consistent way. If applicant is no longer interested they will not respond no matter the contact method. Mr. Liverman stated that applicants receive the mail correspondence and have the opportunity to reply. If PCH receives a return letter, they can in turn call the applicant's phone number on file. To call all applicants is time consuming and can be considered boarder line harassment. Ms. Santiago stated that if the applicant is really interested, they will respond to the communications; there are a number of reasons an applicant may not respond. Ms. Santiago explained the lottery system, in terms of what is requested from applicants and the lottery

process. Mr. Schmierer explained that Princeton may be able to reimburse the applicant for background checks if they are selected for a unit and move into that unit. Reimbursement would be made through the Development Fee Trust Fund in the Affordability Assistance category. Application fees vary based on the housing unit. Ms. Procaccino stated that the applicants need to be responsible for their own actions.

#### *Community Grant & Planning (CGP) – Maureen Fullaway*

Ms. Fullaway reported on behalf of CGP, which is the administrative agent for Avalon Bay. She reported on their vacancies, applications and available units; there is one 2-bedroom unit available. They have 6,131 on their waiting list, of which 1,442 are from Region 4 and have preference above other applicants. Ms. Juega wants to ask for same report from CGP as from PCH regarding reasons for applicant rejection; Ms. Fullaway will ask. She is not sure if CGP purged their list this year.

#### *Princeton Affordable Housing – Maureen Fullaway*

Ms. Fullaway reported on sales:

- 213 & 225 Brick House Road; under renovation
- 414 Brick House Road is sold
- 31 Billie Ellis is sold
- 38 Billie Ellis, 2-bedroom mod: we purchased the unit and it needs renovation; she will put out bid request
- 274 Griggs Drive, owner moved back to Haiti; she sent email, no response. This violates the deed restriction. His HOA and property taxes are up to date. Mr. Schmierer can send legal correspondence by email. When Ms. Fullaway spoke to the brother, she requested a copy of the Power of Attorney granted to the brother to sell unit. Unit is currently empty. There was further discussion on various methods to contact owner.

#### **Chair/Vice-Chair Status Reports**

Vice-Chair Hammond reported on the *Overcoming Obstacles Subcommittee*; he received legislative feedback from Housing Community Network of NJ today; after he reviews, he will report to the Board for review. The subcommittee members will be meeting in the next few weeks; entire subcommittee should be meeting in about a month.

Vice-Chair Hammond reported that the *Credit Worthy Bill* is coming up on Thursday; action alert. He will send out information to Board.

Vice-Chair Hammond reported on the *People's Bill*; NJ is currently waiting on federal funds. The Housing Network of NJ is pressuring them to be sure all various items will be addressed. We hope the bill will be signed off this week. The *People's Bill* has passed in the Assembly and Senate, but the Senate leadership has not moved it up to the Governor.

Vice-Chair Hammond reported that the *Legislative and Best Practices Subcommittee on Overcoming Obstacles* is waiting for feedback before meeting and moving forward. This subcommittee includes this

Board, Civil Rights and the Human Services Commissions; their goal is to help applicants overcome obstacles that keep them from being approved for Affordable Housing. Vice-Chair Hammond reported that at the Council meeting ordinances were revised for both the Township and the Borough.

Chair Warren reported on the Uniform Housing Affordability Controls (UHAC). Ms. Warren, Ms. Fullaway and Mr. Liverman met to discuss possible revisions. Ed Schmierer reported that the Affordable Housing Professionals of New Jersey (AHPNJ) several years ago recommended UHAC revisions to the NJ Housing and Mortgage Finance Agency. Unfortunately, only the Council on Affordable Housing (COAH) was authorized to make revisions, and COAH no longer exists. Change may have to be enabled by the State Legislature. However, the group decided to review the recommendations made by the AHPNJ and make additional revisions for consideration.

#### *Financial Counseling – Maria Juega*

Chair Warren asked Ms. Juega for summary of activities. Chair Warren's understanding is that a flyer is being prepared after attending a Zoom meeting with ISLES to help in getting communications out. Ms. Fullaway reported that the resolution has been submitted for approval at the next Council meeting. Ms. Juega would like to see the resolution; changes cannot be made at this time since it has already been submitted. Ms. Juega reported on the pilot program, the marketing and application process and who will be responsible for specific pieces of the program. Applicants will be directed to contact Isles; application deadline is end of May based on a first come first serve basis. Mr. Hammond requested clarification; Isles will handle intake; yes. There were discussions on who is eligible to participate in the program, besides residents in targeted developments. The program is set to assist up to 15-20 households. Mr. Schmierer explained how the pilot program is anticipated to run and is being funded through the Trust Fund. Mr. Trusculli will send information to residents and applicants on the wait list for specific housing developments; mailing will be sent out to nearly 1,000 households. First 20 responding will participate in the program. Chair Warren asked Ms. Juega to write up the program process. If public would like to see the resolution, it will be posted in the agenda.

#### **Legal – Ed Schmierer**

Mr. Schmierer reported that at the Council Meeting, the new ordinance was adopted that will allow this Board to have up to three alternates. Currently Ms. Golden is Alternate #1 and Ms. Kochmann is Alternate #2. We anticipate Mr. Mieczko will become Alternate #3. Mr. Schmierer reported that they have been busy with sales; Ms. Fullaway has been successful in getting units ready to sell. The program has been working well in facilitating the private sales.

Councilman Williamson confirmed that the Council did pass the ordinance to add the 3<sup>rd</sup> alternate; the wording allows up to 3 alternates. The Council appoints the members, not the Board. Chair Warren asked for clarification of who is eligible to vote. Mr. Schmierer explained the roles and differences of the members; regular members and alternates. If a regular member is missing, then the alternate would move up to vote. Alternates attending can participate, but not vote if all Regular members are available.

## **Miscellaneous**

Ms. Golden provided an update on Community Development Block Grant (CDBG) Rental Assistance Program which is being coordinated by HIP. HIP received 51 applications, 47 have been approved. Applicants are required to have a rental lease. The County has \$11 million for rental assistance, which does not require a lease. Ms. Golden has been mediating with landlords. CDBG allows rental assistance for up to 6 months. If rental assistance is for over 100 days, lead inspection will be required; HIP does not have funding to perform lead inspections. For this reason, HIP is distributing up to 3 months' rental assistance. They anticipate the lead inspection requirement to be removed; this will allow HIP to provide up to 6 months assistance. County can assist with utility payments; deadline is March 15. More federal money for rental assistance is coming through the state. Rental assistance is only for those affected by COVID.

Ms. Fullaway reported on the Rehab Program; she sent out 8 applications, 2 were submitted. Of the 2, one has been qualified and already to go out to bid; the other applicant is being qualified.

## **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



**PRINCETON MUNICIPAL  
AFFORDABLE HOUSING BOARD  
OPEN SESSION MEETING MINUTES  
April 14, 2021**

The regular meeting of the Princeton Affordable Housing Board was called to order by Chair Kate Warren at 5:35 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.”*

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**ROLL CALL**

Present: Dosier Hammond, Maria Juega, Lex Kochmann, Lance Liverman, Mary Agnes Procaccino, Colin Vonvorys, Kate Warren, Dwaine Williamson

Excused: Carol Golden

Quorum: 7

Also present: Maureen Fullaway (PAH), Ed Schmierer, Esq., Ed Truscelli, (PCH) and Claribel Santiago (PCH), Mayor Mark Freda, Michael Floyd (public), Mathew Mleczo (public), Isabella Shutt (PU student Democrats)

**APPROVAL OF MINUTES – March 9, 2021**

Ms. Juega suggested revisions to the minutes prior to vote. Chair Warren suggested Ms. Juega write the revisions she wanted included. Mr. Schmierer agreed that Ms. Juega can submit the changes. She will write up and submit to Ms. Fullaway. Minutes dated March 9, 2021 were tabled.

The motion to table March 9, 2021 meeting minutes to the next meeting was first moved by Mr. Hammond, seconded by Ms. Procaccino, all in favor by voice vote.

**Status Reports from CGP, PCH and PAH**

*PCH Development Corporation*, Ed Truscelli and Claribel Santiago

Mr. Truscelli stated that PCH revised its monthly report to satisfy requests for more information by the Board. Ms. Santiago delivered PCH’s report on rental unit status. Discussion focused on why applicants

may not be approved; landlords have their own credit requirements that applicants must meet. Mr. Liverman commented that there could be a number of reasons why an applicant is rejected; for example, a background check can include landlord/tenant court, evictions, or both. Mr. Truscelli explained that a large number of applicants are choosing not to move during the pandemic; this is occurring in communities throughout NJ. Ms. Santiago reported that PCH is updating their waiting list to remove applicants who indicate they are no longer interested in a rental unit; updated list will be in next report.

#### *Princeton Affordable Housing – Maureen Fullaway*

Ms. Fullaway reported on update for 213 & 225 Brickhouse; rehabilitation is complete and we are waiting for final inspection by the municipality. An open house will be scheduled soon. There is a lot of interest in these units.

Ms. Fullaway reported that 38 Billie Ellis is out for bid for the rehabilitation work.

Ms. Fullaway reported on 274 Griggs Drive; the owner has relocated to Haiti. Ms. Fullaway finally reached him by email. Mr. Schmierer explained the status of the unit; applicant stated he is unable to travel back to NJ due to the pandemic therefore he is not occupying the property as required. Ms. Fullaway will be in touch with owner and potentially Princeton may purchase the property.

#### *Community Grants & Planning (CGP) – Maureen Fullaway*

Ms. Fullaway reported on Avalon Bay. CGP purges Avalon's waiting list on a rolling basis throughout the year. Avalon Bay does not provide reasons for an applicant's rejection. If we want this information included in the report, we would have to contact the owners to discuss. Mr. Hammond suggested we ask for this information from Avalon Bay and explain why we would like this information. Chair Warren suggested we discuss with Mayor and Council and ask them to request the information. Councilman Williamson suggested we send a memo to the Mayor which can be presented as an agenda item at a regular Council meeting; Mayor Freda and Mr. Schmierer agreed. There were continued discussions on this matter. A draft memo will be developed and shared with Mr. Schmierer and Councilman Williamson for review prior to submission to the Mayor and Council.

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

Chair Warren suggested that since we know that Council has approved the Financial Counseling pilot program, we need written details and a process for the program in the event it moves forward to become a permanent program. She asked Ms. Juega to draft policy manual. Ms. Juega is waiting to connect with ISLES; contract has not been returned from ISLES to date. This group has not met yet; waiting to hear from legal and the receipt of the contract before moving forward on program.

Mr. Hammond reported that Best Practices Committee did meet; things are moving slowly. Report has not been completed yet.



Mr. Hammond reported that he and Mr. Liverman discussed getting the Legislative Committee together again. He has received responses from the Housing and Community Development Network of NJ and is learning more about legislative process and various bills. Mr. Liverman will reach out to Subcommittee members to discuss. He stated that the committee has not met since December.

Mr. Hamond reported on a recent meeting he attended with the Housing and Community Development Network of NJ. He provided an update on the possible raid on the State Affordable Housing Trust Fund. Chair Warren asked if the Board is interested in presenting a resolution to the Mayor and Council, stating the Affordable Housing Board does not support the raid on the Affordable Housing Trust Fund monies; the adopted resolution would be forwarded to legislators. There was discussion on where the funds might be diverted; Mr. Hammond will look into it. Chair Warren will contact Matt Hirsh to see if there is language available that can be included in the resolution. The Board is in support of the resolution. Ms. Juega reported on where the trust funds may be allocated.

### **Public Comments**

Michael Floyd agreed with approaching the private developers in requesting information on why applicants are denied rental units; this type of information should be included in developers' agreements. He commented on various other affordable housing programs that were in place.

Isabella Shutt identified herself as a student representing the Princeton University College Democrats. She said she was only observing the meeting.

### **Other Business**

#### *Financial Literacy Program*

Ms. Juega reported that they are waiting to start work with ISLES.

#### *Affordability Assistant Loan Requests*

Ms. Fullaway reported that received two inquires for affordability assistance loans from owners for valve repair/replacement. The back flow valves require annual inspection; if they have to be repaired or replaced, there is a cost involved; the owners did not know the cost. Ms. Fullaway requested the owners to get a written estimate for work required. Owners have not responded.

#### *Amendment to Draft Ordinance 2021–15*

Chair Warren reported that she sent the Board the draft amendment for Ordinance 2021–15 for review and has not received a response. This amendment is in regards to the 20% set aside. Councilman Williamson explained the amendment. Mr. Schmierer explained the details of the ordinance.

## **ADJOURNMENT**

The motion to adjourn the meeting at 7:00 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



**PRINCETON MUNICIPAL  
AFFORDABLE HOUSING BOARD  
OPEN SESSION MEETING MINUTES  
May 12, 2021**

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.”*

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**ROLL CALL**

Present: Carol Golden, Dosier Hammond, Maria Juega, Lex Kochmann, Lance Liverman, Mary Agnes Procaccino, Colin Vonvorys (LE 6:15 PM), Kate Warren, Dwaine Williamson

Excused: None

Quorum: 7

Also present: Mayor Mark Freda, Maureen Fullaway (PAH), Ed Schmierer, Esq., Ed Truscelli, (PCH) and Claribel Santiago (PCH), Mathew Mleczko (public)

**Public Comments – None**

**Approval of Minutes**

There was discussion on posting of the meeting minutes.

March 9, 2021 and April 14, 2021 Minutes were tabled

The motion to table the March 9, 2021 and April 14, 2021 meeting minutes to the June 9, 2021 meeting was first moved by Ms. Procaccino seconded by Councilman Williamson, all in favor by voice vote.

Vice–Chair Hammond questioned the voting process for regular and alternate members; Mr. Schmierer explained the process.

### **Status Reports from CGP, PCH and PAH**

*PCH Development Corporation*, Ed Truscelli and Claribel Santiago

Ms. Santiago provided the PCH update of the number of applications received and applicants on wait list. They are currently updating their waiting lists. Ms. Juega asked for status of Palmer Square units' progress, no change. Ms. Santiago stated that Hopewell has a waiver that after a year on the market they waive the occupancy requirements. For example, with the waiver a two-bedroom unit could be rented to a one-person household. The owner would request the waiver from the Board; the waiver is temporary and does not affect the unit permanently.

Chairperson Warren responded that we have done this in the past however, the landlord has to be amendable to the change. This Board can vote on the waiver if the landlord is agreeable; Vice–Chair Hammond suggested we wait and discuss with Palmer Square first. Mr. Truscelli spoke to Lori Rabon, from Palmer Square and explained the issue in renting out the unit. She is willing to discuss with owners to either reduce rent or parking fee; there is no update from Ms. Rabon. Per Chairperson Warren, the Palmer Square units' deed restrictions expire in 2038 and 2040. Per Mayor Freda, acting Administrator Bob Bruschi spoke to Ms. Rabon; the Palmer Square entity is obligated to work with the Municipality to find a solution. Mayor Freda will follow up with Ms. Rabon. Ms. Juega would like to see Palmer Square relax their credit score; current requirement is 650.

The motion to present to Palmer Square the waiver language to allow 1 person occupancy in 2-bedroom unit. Mr. Schmierer will draft resolution for Board to review prior to vote; he will include the information that led to the waiver. There was continued discussion regarding the parking fee and credit score requirement.

*Community Grant & Planning (CGP)*

Ms. Fullaway provided Avalon Bay's report; there was one vacancy which has a certified applicant. There are 6,592 households on wait list of which 1,532 live or work in Region 4.

*Princeton Affordable Housing* – Maureen Fullaway

Ms. Fullaway reported on the sales:

- Open house scheduled for 213 and 225 Brickhouse on Saturday
- 38 Billie Ellis, owned by the Municipality, renovation work is underway
- 274 Griggs Farm Drive, owner is still in Haiti and wants to sell
- 37 Billie Ellis' owner passed away; family is cleaning and will try to sell on own; needs work

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

Chairperson Warren reported that at the last meeting, there was discussion on drafting a letter to discuss with the Mayor and Council data gathering from the private developers/owners to get an idea of why rental applicants are denied. This Board would like to get on the Council’s agenda’s work session to explain what we trying to accomplish. The hope is to get the Council’s support for future developers to agree to provide data.

Chairperson Warren reported that the financial literacy pilot program was launched.

Chairperson Warren reported that Matt Mleczeko was appointed to this Board.

Chairperson Warren reported on the deed restrictions at Palmer Square. Eight (8) units will expire in 2028, 2030 and 2033; when they expire, these units will no longer be in our affordable housing inventory. Another two (2) units expire in 2038 and 2040. It is important that Palmer Square works with the Municipality to fill the units. Vice–Chair Hammond asked if Palmer Square’s agreement can be extended after the 30-year period expires; Mr. Schmierer explained the process. There was further discussion on Avalon Bay’s agreement.

Vice–Chair Hammond stated that negotiations with developers should include Best Practices (regarding the criminal background and credit check) while still protecting developer’s financial interests.

Vice–Chair Hammond discussed a draft resolution to support the Fair Chance in Housing Act (A1919/S250), commonly known as “ban the box.” This bill would prevent landlords from discriminating against prospective tenants with a criminal history because the box on the application asks if you have ever been convicted of a crime. The Legislative Committee has been discussing the bill. In coordination with the Civil Rights and Human Services Commissions, they are working together as part of their *overcoming obstacles project*; the resolution will go before all the commissions for review. Together they want to recommend that Council support this bill. Mr. Liverman supports the resolution. He expressed his concern for developments that are HUD funded; it will not help these developments. There were further discussions on the bill and how it will affect landlords and applicants. There are potential revisions to the bill being considered. Ms. Juega is in support of the resolution. A number of PCH’s developments receive HUD funding.

**Legal** – Ed Schmierer, Esq.

Mr. Schmierer had nothing to report

## **Other Business**

*Financial Literacy Pilot Program* – Maria Juega

Ms. Juega reported that the financial literacy pilot program launched by ILES. She created a draft procedural manual for future reference. Princeton Community Housing sent approximately 900 emails and regular mail to households on its Waiting Lists explaining how to apply to the program. ISLES has 20

slots and received over 20 applications; all slots were filled on the first day. Wait list will be created. Ms. Juega will check with United Way's Financial Literacy Program; if similar, she will ask if they are willing to take referrals from our overflow. If successful, we would like to ask the Council to increase funding by 20–40 participants. Chairperson Warren asked Ms. Juega to monitor the program to see how many applicants actually follow through and progress through the program.

*CDBG – Carol Golden*

Princeton received a Community Development Block Grant (CDBG) for rental assistance; HIP is managing the funds. Ms. Golden provided an update on the funding: 93 adults and 69 children were assisted with rental assistance. They had approximately \$250,000 to distribute. A large number of residents came from the Housing Authority (HA). There was a discussion of the fact that PHA is experiencing financial and management issues.

*Rehabilitation Loan – Maureen Fullaway*

Ms. Fullaway received an application for a rehabilitation loan. The home was built in 1700's; she provided a list of needed repairs. Repairs come to approximately \$26,480; the resident has been income qualified. Maximum loan amount is \$20,000; residents will pay difference.

The motion to approve the rehabilitation loan of \$20,000 was first moved by Mr. Liverman seconded by Ms. Procaccino

Roll call in favor: Juega, Hammond, Procaccino, Liverman, Williamson, Kochmann and Warren.

*Habitat For Humanity – Lex Kochmann*

Ms. Kochmann explained that Habitat For Humanity (HH) has a home improvement program where the owners pay only for the cost of materials. All labor is donated by volunteers. Habitat for Humanity places a 10 years lien on the home with deed restrictions. Princeton residents can reach out to Habitat For Humanity for repair work.

## **ADJOURNMENT**

The motion to adjourn the meeting at 7:10 pm was first moved by Ms. Kochmann, seconded by Vice–Chair Hammond, all in favor by voice vote.

Respectfully submitted by:

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*Julie M. Moy*

Recording Secretary

## Avalon Princeton - June 4, 2021 Status Report

	Number of units in complex	Number of Vacancies this month	Number of Full Applications	Notes
<b>Studio</b>				
Very Low	1			
Low	2			
Moderate	2			
<b>1 Bedroom</b>				
Very Low	1			
Low	2			
Moderate	3			
<b>2 bedroom</b>				
Very Low	3			
Low	14			
Moderate	16			
<b>3 bedroom</b>				
Very Low	3			
Low	3			
Moderate	6			

Total number of applicants on waiting list:	6,788
Total number last month:	6,592
Increase:	196

Total number of applicants that live or work in Housing Region 4 (Mercer, Monmouth, and Ocean Counties)	1,557
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*Princeton has elected to give preference to in-region applicants.*

Megan York, PP, AICP  
Vice President

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**PRINCETON  
COMMUNITY  
HOUSING**

[www.pchhomes.org](http://www.pchhomes.org)

**PCH Development Corporation**

*An Affiliate of Princeton Community Housing*

One Monument Drive, Lower Level, Princeton, NJ 08540

609-924-3822 609-924-3827 (fax)

**PRINCETON AFFORDABLE RENTALS -  
ADMINISTRATIVE AGENT STATUS REPORT  
Rental activity from 5/1/21 through 5/31/21**

**1. Princeton Rentals: Administrative Agent Rentals**

**Waiting List, Applications and Marketing**

Applications received	56
Applications accepted	42
Applications not qualified	9
Applications incomplete	5
Applicants on waitlist	755
Vacancies	<b>2</b>

Vacancies	<u>2 Bdrm.</u> 27B Palmer Sq. - 2 bed mod @ \$1,224/ month - <b>new vacancy notice will be send</b>	<u>Studio</u> 49H Palmer Sq. – studio mod @ \$930/month - <b>new vacancy notice will be send</b>
<b><u>Vacancy Statistics</u></b>	Awaiting feedback from landlord on potential modifications to flyer and lease terms. Additional information to be provided in next month's report when notice and screening processes are complete.	Awaiting feedback from landlord on potential modifications to flyer and lease terms. Additional information to be provided in next month's report when notice and screening processes are complete.
<b>A-</b> total full applications		
<b>B-</b> passed		
<b>C</b> -credit/background not accepted		
<b>D</b> -income/household size not accepted		
<b>E-</b> didn't move forward w. screening		
<b>F-</b> not accepted/other reason		
<b>G</b> -Declined screening		
# in lottery		

**2. Griggs Farm: PCH Rentals**

**Waiting List, Applications and Marketing**

Applications received	46
Applications accepted	32



Applications not qualified	11
Applications incomplete	3
Applicants on waitlist	237
Vacancies	3

**2 bedrooms**  
 – vacancy notice sent 6/2/21

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**3. Elm Court: PCH Rentals**

**Waiting List, Applications and Marketing**

Applications received	5
Applications accepted	3
Applications not qualified	2 (under 62)
Applications incomplete	0
Applicants on waitlist	169
Vacancies	6

**1 HC studio + 2 studios**

- Lease Signing 6/9/2021 (1)
- Eligibility Interviews in place (2)

**3 -1 Bedroom**

- Lease Signing 6/30/2021 (1)
  - Eligibility Interviews in place (2)
- 

**4. Harriet Bryan House: PCH Rentals**

**Waiting List, Applications and Marketing**

Applications received	7
Applications accepted	5
Applications not qualified	2 (under 62)
Applications incomplete	0
Applicants on waitlist	167
Vacancies	1

**1 -1 Bedroom**

- Eligibility Interviews in place (HC accessible)
-

## 5. Merwick-Stanworth: Administrative Agent Rentals

### Waiting List, Applications and Marketing

Applications received	46
Applications accepted	41
Applications not qualified	4
Applications incomplete	1
Applicants on waitlist	659
Vacancies	<b>2</b>

Vacancies	<u>2 Bdrm. 202B Stanworth Lane</u> – 2 bed. low @ \$866/month – <b>certification in process</b>	2 bdrm. 309A Stanworth Lane- 2 bd. mod \$1,078- <b>new vacancy notice will be sent</b>
<b><u>Vacancy Statistics</u></b>		
<b>A-</b> total full applications	18	
<b>B-</b> passed	5	
<b>C</b> -credit/background not accepted	10	
<b>D</b> -income/household size not accepted	Out of the 10 denied 6 people were denied for both reasons of income & credit	
<b>E-</b> didn't move forward w. screening	3	
<b>F-</b> not accepted/other reason	0	
<b>G-</b> Declined screening	0	
# in lottery	5	

# Princeton Affordable Housing

## Status Report

June 9, 2021

**213 Brickhouse:** 2 bedroom Mod : Potential Buyer – Vote today

**225 Brickhouse:** 2 Bedroom Low: Potential Buyer – Vote today

**38 Billie Ellis:** 2 bedroom Mod Privately Owned: Under Construction

**274 Griggs:** 2 bedroom Mod : Owner wants his mother to purchase

**37 Billie Ellis:** 1 bedroom Mod: Owner passed away and family selling the unit

## **Email Chain Regarding the Value of Affordable Sales Units**

Kate

Very good article, very good letter you sent, and nice response from David and Mia.

Thanks for promoting affordable homeownership---it is superior to renting when it can be done.

Looking forward to the discussion at our next meeting.

Dosier

On Thu, May 27, 2021 at 10:00 AM Kate Warren <[katejwarren@yahoo.com](mailto:katejwarren@yahoo.com)> wrote:  
Thanks, David. I really appreciate your response. And I'm excited to read that some of our compliance can be met with additional homeownership units!

I will put the discussion on the Housing Board June agenda.

Stay well and have a safe and enjoyable holiday weekend.

Kate

*Make it a great day!*

On Thursday, May 27, 2021, 09:17:38 AM EDT, David E. Cohen <[dcohen@princetonnj.gov](mailto:dcohen@princetonnj.gov)> wrote:

Hi Kate (& Council colleagues by bcc),

Thanks for sending this. I don't think it is too late to consider this for some of our upcoming units, in fact I think we have been considering the six apartments at 375 Terhune as potential sale units. Your comments about receiving more credit for rental units is true but only up to a point. I believe we can only take a certain number of these rental credits and we are over that limit, so switching a few to ownership units would not hurt our compliance plan.

We have also heard from Kevin Van Hise that some evolution in the rules for ownership units have made it a bit easier to administer them.

We should get some formal input from the Housing Board as we continue to investigate the possibilities.

Councilman David E. Cohen

400 Witherspoon Street

Princeton, New Jersey 08540

Cell: (609) 915-5944

ate Warren <katejwarren@yahoo.com>

Wed 5/26/2021 1:14 PM

To:

- Mark Freda;
- David E. Cohen;
- Dwaine Williamson;
- Mia Sacks;
- Michelle Pirone Lambros;
- Leticia Fraga;
- Eve Niedergang

Cc:

- Maureen Fullaway;
- Dossier Hammond <dossierdh@gmail.com>

Dear Mayor and Council ~

I hope my note finds you well.

Perhaps you have seen this white paper; perhaps not.

[https://www.urban.org/sites/default/files/publication/104214/homeownership-is-affordable-housing\\_0\\_0.pdf](https://www.urban.org/sites/default/files/publication/104214/homeownership-is-affordable-housing_0_0.pdf)

Please take time to read this study to learn why affordable homeownership is an important component of any affordable program. Our sales units have proven to be a fiscally responsible investment for taxpayers, as well as providing the much sought after "equity building" for those households who have been able to purchase units.

I have been staunch protector of our sales units and an advocate for adding more to our affordable stock. It's not easy - but it's not impossible. **PLEASE NOTE: I am writing on my own behalf; I have shared the White Paper with the Housing Board but we have not discussed the merits of the report. And there has been no consensus on advocating for additional affordable sales units.**

I understand that the municipality gets more credit for rentals; however, that should not be the end game when providing affordable housing opportunities to our residents.

I am nearly certain that there were no discussions related to homeownership units in the legal battle with Fair Share Housing. Am I wrong? If not, that's too bad - a missed opportunity. Other municipalities have stepped outside the box of the race for credits and challenged the idea that only rentals is the path to take. How is it the municipalities below were able to include sales units? These are new units.

I look forward to hearing from any of you who have any thoughts of why the discussion was not held (perhaps it was and I would appreciate knowing about those conversations.) With Round 4 in the not-to-far distance, I hope you and those to follow will buck the system and insist on adding sales units to our affordable program.

Kind regard,

Kate  
Jefferson Road

## 129 Franklin Terrace (Maplewood)

Located in Maplewood Township, Essex County, New Jersey. This development offers **1 affordable three-bedroom for-sale single-family home**. A random lottery will be held for all preliminary applications received by **May 26th, 2021**.

[Learn More](#)

## North Pointe in Sea Bright

Located in Sea Bright Borough, Monmouth County, New Jersey. This development offers **4 affordable two, and three-bedroom for-sale condos**. A random lottery will be held for all preliminary applications received on or before **May 31st, 2021**.

[Learn More](#)

## The Grove at Upper Saddle River

Located in Upper Saddle River Borough, Bergen County, New Jersey. This development offers **22 affordable one-, two-, and three-bedroom for-sale condos.**

A random lottery will be held for all preliminary applications received on or before **3:00 PM, June 3rd, 2021.**

[Learn More](#)

*Make it a great day!*

**PRINCETON AFFORDABLE HOUSING BOARD**

**RESOLUTION AUTHORIZING WAIVER FOR 27B PALMER SQUARE**

**WHEREAS**, within Palmer Square, there is a moderate income two-bedroom unit which has been available for rental to an income eligible household for over a year and a half; and

**WHEREAS**, pursuant to the Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.4, the Affordable Housing Occupancy Standard provides that two-bedroom moderate income affordable units are to be made available to three person households; and

**WHEREAS**, due to the size of said unit, households greater than one person have not expressed an interest in renting said unit; and

**WHEREAS**, the Princeton Affordable Housing Board wishes to authorize the Princeton Affordable Housing Manager, in her capacity as an Administrative Agent pursuant to N.J.A.C. 5:80-26.14(a)13 to grant a hardship waiver, with the consent of the landlord to rent the aforementioned unit to a one-person moderate-income household.

**NOW, THEREFORE, BE IT RESOLVED** by the Princeton Affordable Housing Board as follows:

1. The Princeton Affordable Housing Board hereby authorizes the Princeton Affordable Housing Manager/Administrative Agent to authorize the landlord for 27B Palmer Square to rent said unit to an income eligible one-person moderate-income household.



2. A certified true copy of this Resolution shall be furnished to the landlord, Palmer Square, upon its adoption.

### **CERTIFICATION**

The undersigned, Secretary to the Princeton Affordable Housing Board hereby certifies that the above Resolution was adopted by the Board at its regular meeting held on the 8<sup>th</sup> day of June 2021.

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Board Secretary

**A RESOLUTION IN SUPPORT OF STRENGTHENING AND ADOPTING THE FAIR CHANCE IN HOUSING ACT, S250/A1919, BY THE NEW JERSEY LEGISLATURE, TO PROTECT THE HOUSING RIGHTS OF PERSONS WITH CRIMINAL RECORDS.**

**WHEREAS**, approximately one in three American adults has some form of criminal record; and

**WHEREAS**, denial of housing on the basis of an individual's criminal record can pose a substantial barrier to full participation in American life. It can, for example, make it difficult, or even impossible, for an individual to work. It also makes it difficult, or even impossible, for an individual to find a home; and

**WHEREAS**, a 2015 report from the Shriver Center explained, "unequivocal rejection greets many people with criminal records across the country, slamming the door to second chances for them as well as their family"; and

**WHEREAS**, because African-Americans and persons of color are disproportionately represented in New Jersey's criminal justice system, the denial of housing to those with criminal records has a significant disparate racial impact; and

**WHEREAS**, recent research indicates that New Jersey suffers from a tragically high 36-month recidivism rate of over 30 percent; and

**WHEREAS**, housing instability appears to impact recidivism, considering that over one in 10 prisoners in the United States face homelessness upon release; and

**WHEREAS**, research from other states indicates a substantial increase in the likelihood of a parolee's arrest following each change in address, further supporting the conclusion that when ex-convicts are unable to find stable housing, recidivism becomes more likely and public safety is diminished; and

**WHEREAS**, prior to the 1990s when popular guidance documents began advising landlords to conduct criminal background checks on prospective tenants, criminal background information was not widely-available and convenient to landlords for informing rental decisions, but many landlords were nonetheless able to maintain safe and healthy rental properties; and

**WHEREAS**, Shaun Donovan, former Secretary of the Department of Housing and Urban Development, has written, “people who have paid their debt to society deserve the opportunity to become productive citizens and caring parents, to set the past aside and embrace the future. Part of that support means helping ex-offenders gain access to one of the most fundamental building blocks of a stable life – a place to live”; and

**WHEREAS**, unfair rules and outright bans that are not sensitive to individual circumstances threaten the rights of millions of Americans to live free from housing discrimination; and

**WHEREAS**, this pressing social and racial justice problem demands an answer; and

**WHEREAS**, the New Jersey Legislature has proposed S250/A1919, The Fair Chance in Housing Act, to protect the housing rights of persons with criminal records; and

**WHEREAS**, The Fair Chance in Housing Act is a significant measure that should be strengthened to ensure adequate remedies for persons discriminated against and then should be immediately adopted; and

**WHEREAS**, The Fair Chance in Housing Act should be strengthened by (i) providing persons discriminated against thereunder the right to pursue a private cause of action; (ii) requiring a housing provider who discriminates against the applicant to provide the same or similar unit on the same terms as the conditional offer previously extended; (iii) award persons discriminated against thereunder damages for the discrimination; and (iv) permit persons discriminated against thereunder the right to appeal any decision, or failure to act, by the Division on Civil Rights in the Attorney General’s office;

**NOW, THEREFORE, BE IT ORDAINED**, that the Princeton Council enthusiastically supports the New Jersey Legislature strengthening, as detailed above, and adopting The Fair Chance in Housing Act (S.250 and H.1919), and calls on our State legislators to work towards the Act’s immediate enactment, which would assure that New Jerseyans who have criminal records not be discriminated

against and New Jerseyans who have served and completed a sentence be allowed to fully re-enter society by allowing full rights to housing and freedom from discrimination.

Witness/ Attest:

Municipality of Princeton

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Delores Williams, Municipal Clerk

Mark Freda, Mayor

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2021.