

PRINCETON HOUSING BOARD

AGENDA

Wednesday, September 8, 2021
VIA Zoom

- Opening Statement
- Public Comment
- Minutes
- Status Reports from CGP, PCH, PAH and ISLES
- Chair/Vice-Chair Status Reports
- Legal – Opinion on proposed Witherspoon St Affordable Housing overlay zone
- Rental Eviction/Rental Assistance Update (Carol and Maureen)
- Update on Proposal to delete Social Security Numbers from Preliminary Affordable Rental Application (Ed T.)
- Business (Voting May be Required)
 - ✓ Copperwood Parking Fees
 - ✓ Housing Board approval to extend lease of 140 Griggs Drive to HIP
 - ✓ Resolution Approving a Waiver for 27 B Palmer Square
- CLOSED SESSION
 - ✓ 2 Housing Rehabilitation Projects
 - ✓ Affordability Assistance Loan
- ADJOURN

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

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

Please refer to the Sunshine Notice for the Zoom link

Princeton Affordable Housing

Status Report

September 8, 2021

213 Brickhouse: Sold

225 Brickhouse: Sold

38 Billie Ellis: 2 bedroom Mod Princeton Owned: Needs Final Building Inspection

274 Griggs: 2 bedroom Mod : Problem with Power of Attorney Document

37 Billie Ellis: 1 bedroom Mod: Under contract, Owner executed a Use & Occupancy Agreement with Buyer that expires September 30th

35 Billie Ellis: 1 bedroom Mod: Owner passed away. Family is in the process of naming an Executor of the estate.



ORDINANCE

Ordinance #2021-26 An Ordinance of the Municipality of
Princeton
Establishing a New Affordable Housing Overlay Zone (The
"AHO-7
Zone") Along Portions of Witherspoon Street and Amending
Chapter
10B of the "Code of the Township of Princeton, New Jersey, 1968"
and Chapter 17A of the "Code of the Borough of Princeton, New
Jersey, 1974" Roll Call Vote

HISTORY:

08/23/21

Mayor and Council of Princeton INTRODUCED

Next: 09/13/21

ATTACHMENTS:

- Ordinance #2021-26 AHC)-7 OrdinanceTWC revised draft 8-18-21 (DOC.X)
- Exh A Map showing new AH()-7 Zone (PDF)
- Exhibit B (AHO-7 zoning regulations) (PDF)
- Exhibit B (AI-10-7 zoning regulations) - Cohen Alternate (PDF)

ORDINANCE #2021-26

AN ORDINANCE OF THE
MUNICIPALITY OF PRINCETON
ESTABLISHING A NEW AFFORDABLE
HOUSING OVERLAY ZONE (THE "AHO-
7 ZONE") ALONG PORTIONS OF
WITHERSPOON STREET AND
AMENDING CHAPTER 10B OF THE
"CODE OF THE TOWNSHIP OF
PRINCETON, NEW JERSEY, 1968" AND
CHAPTER 17A OF THE "CODE OF
THE BOROUGH OF PRINCETON, NEW
JERSEY, 1974"

BE IT ORDAINED by the Mayor and Council of Princeton as follows:

Section 1. Affordable Housing Overlay— 7 (AHO-7) zoning district established. There is hereby established a new affordable housing overlay zoning district entitled the "Affordable Housing Overlay — 7 (AHO-7) District" along portions of Witherspoon Street located in the former borough and former township, the boundaries of which are generally delineated on the map attached hereto as Exhibit "A" and which shall comprise the below-listed properties as shown on Princeton's tax maps:

Block 15.01 Lots 24, 25.01, 27, 28, and 82

Block 15.02 Lots 60, 61, 62, 84, and 85

Block 15.03 Lots 56, 57, 58, 87, and 90

Block 17.02 Lots 52, 53, 54, 55, 56, and 103

Block 17.03 Lots 80.01, 85.01, 85.02, 85.0201-85.0205, 86, 87, 87.01-87.05, 104, 112, 117, and 118

Block 21.01 Lots 11, 12, 13, 15, 16, 17, 18, and 21

Block 21.04 Lot 3

Block 24.01 Lots 2, 3, 7, 11, and 16

Block 6902 Lots 4-10 • Block 6905 Lots 16-21

Block 6907, Lot 17

Block 7102 Lots 1-12

Block 7104 Lots 1-4, 6

The properties identified herein are entitled to be developed pursuant to the underlying zoning districts regulations, and may also be developed pursuant to the AHO-7 overlay zone regulations established by this ordinance.

Section 2. List of zoning districts in Chapter 10B, Article XI of the Township Code supplemented. Section 10B-244 of the "Code of the Township of Princeton, New Jersey, 1968" ("Township Code"), "Division of township into zoning districts," as most recently amended and supplemented by Ordinances # 2020-18, #2020-19, #2020-20, # 2020-21, and #2020-37, is hereby

further amended and supplemented by adding to the list of zoning districts set forth therein the following new designation:

Affordable Housing Overlay — 7 (AHO-7) District

Section 3. List of zoning districts in Chapter 17A, Article XI of the Borough Code supplemented. Subsection 17A-202(i), "Affordable Housing Districts" in section 17A-202 "Districts Generally — Established; Enumerated," of the "Code of the Borough of Princeton, New Jersey, 1974") ("Borough Code"), which subsection was created by Ordinance #2020-17 and amended and supplemented by Ordinances #2020-24 and #2020-25, is hereby further amended and supplemented as follows (new text is underlined):

Section 17A-202. Districts generally — Established; enumerated.

The borough is hereby divided into the following districts:

[(a) — (h) no change]

(i) Affordable Housing Districts

Affordable Housing Overlay-I : AHO-I

Affordable Housing Overlay-2: AHO-

2 Affordable Housing Overlay-3:

AHO-3 Affordable Housing-6: AH-6

Affordable Housing Overlay-7: AHO-7

Section 4. Regulations applicable to the AHO-7 overlay zoning district added to Chapter 10B, Article XI, Division 2 of the Township Code. Division 2, "Zoning Districts," in Chapter 10B, Article XI of the Township Code, as most recently amended and supplemented by Ordinances #2020-18, #2020-19, #2020-20, #2020-21, and #2020-37, is hereby further amended and supplemented by adding thereto a new subdivision entitled "Affordable Housing Overlay — 7 District" which shall contain the provisions set forth in Exhibit "B" attached hereto and made a part hereof.

Section 5. Regulations applicable to the AHO-7 overlay zoning district added to Chapter 17A, Article XI, Division 1(), Subdivision 1 of the Borough Code. Subdivision 1, "Affordable Housing Overlay (AHO) Zones," in Division 10, "Affordable Housing Zones," in Chapter 17A, Article XI of the Borough Code, as created by Ordinance #2020-17 and amended and supplemented by Ordinance #2020-25, is hereby further amended and supplemented by adding thereto the provisions set forth in Exhibit "B" attached hereto and made a part hereof.

Section 6. Borough and township zoning maps amended. The maps entitled "Zoning Map, Borough of Princeton" and "Zoning Map, Princeton Township, Mercer County, New Jersey" as previously amended, shall be further amended by showing thereon the new AHO-7 overlay zoning district consistent with section I of this ordinance.

Section 7. Referral to Princeton Planning Board. A copy of this ordinance shall be referred to the Princeton Planning Board following its introduction for review pursuant to N.J.S.A. 40A:55D-26a.

Section 8. Repealer. Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Princeton and the Code of Borough of Princeton inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

Section 9. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

Section 10. Effective date. This ordinance shall take effect upon its passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

Delores A. Williams, RMC, Clerk

Hon. Mark Freda, Mayor

Introduced:

Reviewed by Planning Board:

Adopted:

EXHIBIT B

AFFORDABLE HOUSING OVERLAY - 7 (AHO-7)

§ ____ Purpose. The purpose of the AHO-7 zoning district is to provide a realistic opportunity for the construction of affordable housing pursuant to the New Jersey Fair Housing Act and thereby comply with the Municipality's constitutional obligation to provide such housing to for low-and moderate-income households. Specifically, the AHO-7 zone is established to incentivize redevelopment consisting of upper-story multi-family residential uses, with an affordable housing set- aside, along with ground-level retail, service, commercial and office uses.

§ ____ Mandatory Affordable Housing Set-Aside. Within the AHO-7 zoning district, A minimum of 20 percent of all dwellings, rounded up to the next whole dwelling unit, shall be deed restricted for occupancy by low- and moderate-income households and shall comply with the following:

- (a) Affordable dwelling units shall be constructed and sold or rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.
- (b) Affordable dwelling unit household income breakdown shall comply with the following:
 - (1) At least 13% of the affordable units shall be affordable to very low income (VLI) households at 30% of the median income;
 - (2) At least 50% of the affordable units shall be made affordable to low-income units (the 50% requirement is inclusive of the 13% VLI requirement); and
 - (3) The balance of units permitted at moderate income up shall not exceed maximum of 50% of all affordable units.
- (c) Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
- (d) The range of affordability, pricing and rent of units, affirmative marketing, 30-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
- (e) The Municipal Housing Liaison shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer.

§ ____ Affordable Housing Overlay-7 (AHO-7) Regulations.

§ ____ Affordable Housing Overlay-7 (AHO-7) Historic Building Retention Required.

The AHO-7 zoning district is partially located within the Witherspoon Jackson Historic District and contains properties with buildings that are eligible for designation as a historic building or as a contributing

structure within a planned historic district. Furthermore, these buildings represent significant contributions to the existing desirable character of the Witherspoon Street corridor. The AHO-7 regulations are not intended to incentivize the removal of such buildings. Therefore, utilization of the AHO-7 regulations requires the retention of the street-fronting buildings, to the extent practicable, in existence at the time of the adoption of the ordinance establishing these regulations, on the following properties that are located within the AHO-7 zoning district. Only those proposals that comply with this requirement shall be permitted to develop pursuant to the AHO-7 regulations. Nothing in these regulations are intended to supersede the requirements for Historic Preservation Commission approval within the historic district.

AHO-7 Required Building Retention		
Address	Block	Lot
3-5 Lytle Street	15.02	
7 Leigh Avenue	6905	21
114-1 18 Witherspoon Street	17.02	54
120 Witherspoon Street	17.02	53
124 Witherspoon Street	17.02	52
136-142 Witherspoon Street 7 Street	Quarr 17.03	87.01-87.05
144a Witherspoon Street	17.03	86
1 64 Witherspoon Street	17.03	117
158 Witherspoon Street	17.03	80.01, 118
165 Witherspoon Street	4.01	7
169 Witherspoon Street	1.01	18
173 Witherspoon Street	1.01	17
177 Witherspoon Street	1.01	16
181 Witherspoon Street	1.01	15
184 Witherspoon Street	15.01	8
188 Witherspoon Street	15.01	7
191 Witherspoon Street	1.01	1
193 Witherspoon Street	1.01	13
197 Witherspoon Street	1.01	12
201 Witherspoon Street	1.01	11
204-206 Witherspoon Street	15.01	4

212 Witherspoon Street	15.02	85
214 Witherspoon Street	15.02	61
216 Witherspoon Street	15.02	60
230 Witherspoon Street	15.03	90
232 Witherspoon Street	15.03	87

238 Witherspoon Street	15.03	58
244 Witherspoon Street	15.03	57
246 Witherspoon Street	15.03	56
266 Witherspoon Street	6905	

§ ____ Affordable Housing Overlay-7 (AHO-7) Permitted principal uses. Within the AHO-7 zoning district the following principal uses shall be permitted:

- (a) Floors above the ground floor/street level floor: multi-family residences
- (b) Ground floor/street level floor:
 - (1) Retail sales and services
 - (2) Office

(3) Restaurants

(4) Residences, if existing at the time of adoption of this ordinance

§ ____ Affordable Housing Overlay-7 (AHO-7) Permitted accessory uses. Within the AHO-7 zoning district the following accessory uses shall be permitted:

- (a) Residential management office
- (b) Common rooms/areas, including for meetings, recreation, laundry and storage
- (c) Communications infrastructure,
- (d) Maintenance and storage
- (e) Off-street parking and loading
- (f) Street/ site furnishings
- (g) Home occupations
- (h) Fences and walls
- (i) Landscape amenities and open space
- (j) Pedestrian circulation elements
- (k) Signs
- (l) Storm water management facilities and other utilities
- (m) Other customary uses which are clearly incidental and subordinate to a permitted principal use

§ ____ Affordable Housing Overlay-7 (AHO-7) Site Development Regulations:

- (a) Minimum yard requirements:
 - (1) Front yard: 0 feet
 - (2) Side yard: 0 feet
 - (3) Rear yard: 15 feet
- (b) Maximum front yard setback: 10 feet
- (c) Maximum impervious coverage: 90%
- (d) Building height: Minimum height is 2.5 stories, not to exceed 45 feet (e) Maximum number of buildings: Multiple buildings per lot are permitted
- (f) Off-street parking
 - (l) Residential uses:
 - [a] Up to five dwelling units, inclusive of existing and new: no off-street parking is required

[b] One off-street parking space shall be provided for each new dwelling unit in excess of five dwelling units.

[c] On-street parking credit. Off-street parking requirements shall be reduced by the number of new on-street parking spaces created

(2) Non-residential uses: no off-street parking required

(g) Minimum landscape buffers to residential zones: 15 feet

(h) Illumination. Illumination of sites and buildings shall be regulated pursuant to Borough Code section 17A-365.1 Lighting.

(i) Signs. Signs shall be regulated pursuant to Borough Code section 17A-368 Accessory Signs Permitted in business districts.

EXHIBIT B

AFFORDABLE HOUSING OVERLAY - 7 (AHO-7)

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- (d) The range of affordability, pricing and rent of units, affirmative marketing, 30-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
- (e) The Municipal Housing Liaison shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer.

§ ____ Affordable Housing Overlay-7 (AHO-7) Regulations.

§ ____ Affordable Housing Overlay-7 (AHO-7) Historic Building Retention Required. The AHO-7 zoning district is partially located within the Witherspoon Jackson Historic District and

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AHO-7 regulations requires the retention of the street-fronting buildings, to the extent practicable, in existence at the time of the adoption of the ordinance establishing these regulations, on the following properties that are located within the AHO-7 zoning district. Only those proposals that comply with this requirement shall be permitted to develop pursuant to the AHO-7 regulations. Nothing in these regulations are intended to supersede the requirements for Historic Preservation Commission approval within the historic district.

AHO-7 Required Building Retention		
Address	Block	Lot
-5 Lytle Street	15.02	84
7 Leigh Avenue	6905	21
114-118 Witherspoon Street	17.02	54
120 Witherspoon Street	17.02	53
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164 Witherspoon Street	17.03	117
158 Witherspoon Street	17.03	80.01, 118
165 Witherspoon Street	4.01	
169 Witherspoon Street	1.01	18
173 Witherspoon Street	1.01	17
177 Witherspoon Street	1.01	16
181 Witherspoon Street	1.01	15
184 Witherspoon Street	15.01	8
188 Witherspoon Street	15.01	7
191 Witherspoon Street	1.01	1
193 Witherspoon Street	1.01	13
197 Witherspoon Street	1.01	12
01 Witherspoon Street	1.01	11
04-206 Witherspoon Street	15.01	4
12 Witherspoon Street	15.02	85
14 Witherspoon Street	15.02	61

16 Witherspoon Street	15.02	60
230 Witherspoon Street	15.03	90
32 Witherspoon Street	15.03	7
38 Witherspoon Street	15.03	8
44 Witherspoon Street	15.03	57
46 Witherspoon Street	15.03	56
66 Witherspoon Street	905	

S . Affordable Housing Overlay-7 (AHO-7) Permitted principal uses. Within the AHO-7 zoning district the following principal uses shall be permitted:

- (a) Floors above the ground floor/street level floor: multi-family residences
- (b) Ground floor/street level floor:
 - (1) Retail sales and services
 - (2) Office
 - (3) Restaurants
 - (4) Residences, including existing and new construction, if existing on any lot in the AHO-7 zoning district at the time of adoption of this ordinance

§ . Affordable Housing Overlay-7 (AHO-7) Permitted accessory uses. Within the AHO-7 zoning district the following accessory uses shall be permitted:

- (a) Residential management office (b) Common rooms/areas, including for meetings, recreation, laundry and storage
- (c) Communications infrastructure,
- (d) Maintenance and storage (e) Off-street parking and loading
- (f) Street/ site furnishings
- (g) Home occupations
- (h) Fences and walls
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- (j) Pedestrian circulation elements
- (k) Signs
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- (c) Maximum impervious coverage: 90%
- (d) Building height: Minimum height is 2.5 stories, not to exceed 45 feet (e) Maximum number of buildings: Multiple buildings per lot are permitted
- (f) Off-street parking
 - (1) Residential uses:
 - [a] Up to five dwelling units, inclusive of existing and new: no off-street parking is required
 - [b] One off-street parking space shall be provided for each new dwelling unit in excess of five dwelling units.
 - [c] On-street parking credit. Off-street parking requirements shall be reduced by the number of new on-street parking spaces created
 - (2) Non-residential uses: no off-street parking required
- (g) Minimum landscape buffers to residential zones: 15 feet
- (h) Illumination. Illumination of sites and buildings shall be regulated pursuant to Borough Code section 17A-365.1 Lighting.
- (i) Signs. Signs shall be regulated pursuant to Borough Code section 17A-368 Accessory Signs Permitted in business districts.



**PRINCETON MUNICIPAL
AFFORDABLE HOUSING BOARD
OPEN SESSION MEETING MINUTES
July 14, 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: Dosier Hammond, Carol Golden (1), Maria Juega, Lex Kochmann (2), Mary Agnes Procaccino, Colin Vonvorys, Kate Warren, Dwaine Williamson, Matt Mleczeko (3)

Excused: Lance Liverman

Quorum: 9

Also present: Maureen Fullaway (PAH), Ed Schmierer, Esq., Ed Truscelli, (PCH), Claribel Santiago (PCH), and the following members of the public: Roger Martindale, Ryan Lilienthal, John Heilner, Leighton Newlin and Hrishi Somayaji.

Chair Warren recited the following prior to start of the meeting:

Good evening and welcome to the regular meeting of the Housing Board.

In light of the number of attendees who may be here this evening to speak to the agenda item proposed by Maria Juega, I will limit each speaker to three minutes with no yielding of time to another and will cut off public comment after 20 minutes, or thereabout, in an effort to adhere to our scheduled 7PM sign off. We can certainly continue with public comment at the next meeting, if necessary.

Please be mindful that the Housing Board is comprised of community volunteers who give time and energy to address important affordable housing issues within our community. We act in an advisory capacity in recommending policy or policy changes to the Mayor and Council for their review and consideration.

Affordable housing is a complex issue. To help highlight the complexity of the issues facing this Board and the constraints within the program functions, it is important to keep in mind that affordable housing is regulated by the State and the Federal Government. Implementation is guided by law through UHAC and HUD regulations, to which administrative agents must adhere. Policy changes must come through either the Federal Government, the State of NJ or the Courts, and cannot be implemented by local governing bodies, including the Affordable Housing Board or the Princeton Council. Changes to UHAC itself would most likely need to come from the NJ Legislature. We have seen this recently when the Legislature passed the Ban the Box law that prohibits asking questions about criminal backgrounds on preliminary rental applications. And changes to the HUD regulations must come through the Federal channels.

The discussion this evening is focused on proposed changes to the preliminary universal application used by the municipality in administering its affordable housing program.

Public Comments (not related to agenda item) – None

Approval of Minutes

A motion to approve the minutes dated June 9, 2021 as presented was made first by Ms. Procaccino seconded by Councilman Williamson, all in favor by voice vote by eligible members.

Mr. Hammond requested clarification on voting eligibility regarding the alternates.

Status Reports from CGP, PCH and PAH

PCH Development Corporation – Ed Truscelli and Claribel Santiago

Mr. Truscelli provided a summary of what PCH Development Corp.'s role and responsibilities are with the Municipality. Ms. Santiago went over the monthly report, explaining the number of applications and vacancies. Annual updates for all developments were completed.

Community Grant & Planning (CGP) – Maureen Fullaway

Ms. Fullaway reported that Avalon Bay currently does not have any vacancies. They have 7,028 on their wait list; 1,613 from Region 4. Councilman Williamson would like to know how many on the wait list are from Princeton; Ms. Fullaway will request information from CGP.

Princeton Affordable Housing Sales – Maureen Fullaway

Ms. Fullaway reported that there has been little change from last report.

- *213 Brickhouse & 225 Brickhouse Roads* – sales contracts have been executed and are under review by Mr. Schmierer’s office. We anticipate closing in August for both.
- *38 Billie Ellis* – still under construction; almost completed.
- *274 Griggs Drive* – owner is still in Haiti; applicants on wait list has been contacted
- *37 Billie Ellis* – privately owned, construction is almost complete; hope to begin marketing August 1.

Chair/Vice–Chair Status Reports

Chair Warren did not have anything to report.

Vice–Chair Hammond is working with the Best Practices and Legislative Subcommittees that include members from the Princeton Human Services Commission and Civil Rights Commission. Vice–Chair Hammond summed what each subcommittee is doing. The Legislative has seen progress; the Fair Chance Housing Act has passed and signed by the Governor; he explained the bill. Vice–Chair Hammond reported that there are four bills in front of the legislators for review; he described the bills. The most important one is the eviction and mortgage moratorium extension bill, giving people opportunity to catch up on rent and mortgage payments.

Ms. Juega asked if possible if we can move up the discussion on her proposal so the public can speak. Chair Warren asked the public to sign in the chat room with name and affiliation. Chair Warren asked Board members if anyone has to leave prior to a potential vote.

The motion to amend the order of discussion items was first moved by Vice–Chair Hammond, seconded by Ms. Procaccino, all in favor by voice vote. Business will be moved up following Legal.

Vice–Chair Hammond stated that the Fair Chance in Housing Resolution will not be voted on since the bill has already passed and signed by the Governor.

Legal Update – Ed Schmierer

Mr. Schmierer stated that he drafted the resolution to give a waiver to Palmer Square for the 2–bedroom moderate income unit which should be occupied by two or three people. Due the small size of the unit, the waver was to allow Palmer Square to rent to one person. Mr. Schmierer noted that PCH’s monthly report indicated rental application activity for the unit. Since Palmer Square did not ask for this resolution, Mr. Schmierer recommended the Board table the proposed waiver. This will allow the current applicant to move forward in the application process. Chair Warren asked Mr. Truscelli for the status of the updated marketing materials as requested by Palmer Square. Mr. Truscelli sent out new marketing materials as requested; it is unknown if the current activity is due to the updated flyers.

The motion to table the draft resolution for the waiver was first moved by Mr. Hammond, seconded by Ms. Procaccino, all in favor by voice vote.

Business (*Voting maybe required*)

Proposal to delete Social Security Numbers from Affordable Rental Applications –

Ms. Juega explained her proposal to amend the line requiring a Social Security number. Ms. Juega proposed that the field requiring the Social Security number be removed or edited. Ms. Juega suggested we follow Avalon Bay's application, which she circulated to Board members for review. AvalonBay's application asks the rental applicant for a Social Security number, an individual Tax Identification Number (TIN) or to check a box indicating s/he does not have either. Ms. Juega suggested the Social Security or TIN number could be recorded on the application, but if the rental applicant does not have either it should not prevent him/her from being added to the Waiting List (provided they income qualify for the unit). For clarification Ms. Juega repeated her proposal: *Remove the requirement to provide Social Security Numbers by either applicant or from any of the member of the household. However, this application may collect the information on an optional basis.* Ms. Fullaway asked if she wanted the same lines as stated in the Avalon Bay application; Ms. Juega did not want to discuss details, but to leave for staff.

Public Comment

Roger Martindale, Public

Mr. Martindale supports Ms. Juega's proposal; the housing application should not require the disclosure of the Social Security number. He opined that asking for the Social Security number at the preliminary stage is not the right time to ask.

For clarification, Chair Warren stated this proposal is only for the Municipality's preliminary Universal Application as found on the website. This is not for the final application that is before any landlords or developments.

Ryan Lilienthal, Public

Mr. Lilienthal supports Ms. Juega's proposal. He opined that the requirement to provide a Social Security number on a Preliminary Application is not helpful because it can eliminate an applicant or can dissuade an applicant from applying. He expressed his concerns that mixed status families, that include children who are citizens, could be excluded from the opportunity to participate in housing program. Chair Warren stated that the Princeton Affordable Housing Board worked hard on the issue of mixed status families to ensure they would receive housing opportunities.

John Heilner, Resident

Mr. Heilner is in support of Ms. Juega's proposal and provided his reasons and how it impacts our immigrant households. Princeton should take pride in how we welcome immigrants. Princeton's Human Services Commission was asked by the NJ Business Immigration Coalition to write a brief paper on what

Princeton is has done for its immigrant community. The paper was presented to the Princeton Mercer Chamber of Commerce. Mayor Freda asked for the paper to be published in the semi-weekly newsletter twice.

Hrishi Somayaji, Princeton Graduate Student and Princeton Mutual Aid (PMA)

Mr. Somoyaji is in support of Ms. Juega's proposal. Mr. Somayaji is a member of Princeton Mutual Aid and Unidad Latina en Accion NJ. He works with both documented and undocumented immigrants, the latter of which have difficulty applying for aid without a Social Security number. Those who have Tax Identification Number pay taxes and are more likely able to apply for social programs.

Vice-Chair Hammond read an email from a supporter, Alma Concepcion, who could not attend the meeting. He also read Ms. Fullaway's response to Ms. Conception.

The motion to close to the public was first moved by Ms. Procaccino, seconded by Vice-Chair Hammond, all in favor by voice vote.

Board continued their discussion regarding the proposal. Ms. Juega added additional information to clarify issues. She opined providing a Social Security number is discriminatory because it treats those without a Social Security number differently. It signifies the person with a foreign birth. It is not a proxy for immigration status. Having a Social Security number does not mean you have immigration status. Not having a Social Security number does not mean s/he is illegally in this country. Per Ms. Juega, there is no association between having a Social Security number and having legal immigration status in this country. She stated that not having a Social Security number means s/he was not born here therefore not assigned one.

Ms. Golden asked for clarification regarding there having no connection between having a Social Security number and immigration status; per Ms. Juega, it is not adequate proxy for immigration status. Ms. Juega asked Mr. Lilienthal to respond; Mr. Schmierer stated that if Mr. Lilienthal choses to answer, he may. Mr. Lilienthal did not respond.

Chair Warren commented that there are housing developments tied to federal funds which require Social Security numbers therefore landlords/administrative agents must comply. We, at local level cannot change this federal requirement. The proposal is for the preliminary application only. Ms. Juega stated that her point is asking for Social Security numbers at the preliminary stage serves no legitimate purpose and is discriminatory. Ms. Juega again stated that not having a Social Security number does not equate to illegal immigration status. Ms. Procaccino stated that in order to receive a Social Security number, you must have legal status. Ms. Juega responded that people can be here legally and not have a Social Security number. Ms. Kochmann suggested a compromise: direct applicants to developments they would be qualified for based on their immigration status; let the applicant be aware that they may not be eligible for all developments. Mr. Vonvorys expressed his opinion that some information regarding Social Security numbers and legal status discussed tonight was not correct.

Mayor Freda asked if there is a negative impact to eliminate the requirement for the Social Security number at the preliminary stage. Chair Warren stated that a household does not require a Social Security number to apply for any housing no matter the funding. However, in order for the development to meet the requirements of their funding program, the applicant may be required to have a Social Security number. The universal application should include wording so the applicant is aware that a Social Security number will be required for certain developments. Vice–Chair Hammond stated that he is aware that RPM, who is bringing affordable housing to Princeton, will not require a Social Security number for their application.

Chair Warren would like to table and continue discussion at next meeting. A draft of wording to be included in the Preliminary Universal Application should be developed and discussed at that time prior to submission to the Council. Ms. Juega would like the Board to vote; wording is not needed. She proposed to drop the Social Security number requirement from the Preliminary Universal Application.

The motion to recommend to Council to remove the requirement of the Social Security number for the applicant or any member of the household from the Universal housing application was first moved by Ms. Juega, seconded by Chair Warren. Mr. Vonvorys stated that he would like more information and discussion; a no vote could mean more discussion and information is requested.

Mr. Mleczek stated that there was enough discussion to take a vote and encouraged the Board to vote in support of the proposal.

Roll call in favor: Dosier, Juega, Golden, Kochmann, Warren

Opposed: Procaccino, Vonvorys

Motion carries: 5 – 2

ADJOURNMENT

The motion to adjourn the meeting at 7:14 pm was first moved by Mr. Vonvorys, seconded by Chair Warren, all in favor by voice vote.

Respectfully submitted by:

Julie M. Moy

Recording Secretary

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:

Julie M. Moy

Recording Secretary

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 8th day of June 2021.

Board Secretary