

**Princeton Housing Board**  
Monthly Meeting  
December 9, 2014  
Monument Hall – East Meeting Room  
One Monument Drive, Princeton, NJ 08542

**Present:**

**Board Members:**

Carol Golden  
Lance Liverman  
Alvin McGowen, Chairman  
Omar Nishtar  
David Schrayer  
Ruth Thurmond Scott  
Mary Agnes Procaccino  
Kate Warren

**Staff:**

Mark Dashield, Administrator  
Christy Peacock, Coordinator  
Ed Schmeirer, Esq  
V Bea Snowdon  
Ed Truscelli, PCH  
Amaz Yousafzai, PCH

**Absent:**

Merilyn Rovira

**I. CALL TO ORDER - Open Public Meeting Statement**

At 5:47PM, Chairman McGowen called the meeting of the Princeton Housing Board to order by reading: "This is a regular meeting of the Princeton Housing Board for December 9th. 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 of the adopted schedule of the regular meetings with the Clerk's office and by mailing copies to the Trenton Times and the Princeton Packet." All present provided an introduction and welcomed Princeton's new Administrator, Mark Dashield.

**II. PUBLIC COMMENT**

There was no response to the Chairman's request for public comment.

**III. MINUTES – November 12, 2014**

Corrections requested by Arnaz Yousafzai and Vice Chairman Warner were noted. Ms. Golden's motion to accept the revised minutes was seconded by Mr. Schrayer. Those remaining voted in favor of this acceptance.

**IV. PRINCETON COMMUNITY HOUSING (PCH) REPORT**

All present received a PCH Status Report dated December 9, 2014. Ms. Yousafzai stated that 9 new applications were received, 6 of them were accepted, and 3 are incomplete. 286 applicants are on the waitlist.

A studio on Palmer Square is presently available.

The COPPERWOOD efficiency, listed at \$733 per month, is still unoccupied. Two showings are scheduled this week. If the apartment doesn't rent at the current price, there may be a discussion with COPPERWOOD management about reducing the rent or fees for the efficiency.

GRIGGS FARM's waiting list will be fully reviewed for accuracy. Applicants who are not responsive to PCH contacts will be removed. Once updated, it is expected that the list will contain roughly 250 household applications. The waiting list for PRINCETON COMMUNITY VILLAGE is also being reviewed and updated.

The number of applications currently held by PCH, for all offerings, is roughly 1200. This number includes individual applicants who have been counted multiple times.

Coordinator Peacock explained that COAH instructs her to encourage every applicant to apply for all statewide opportunities. She added that income requirements vary for offerings as well. These realities account for one applicant filing multiple applications and then being counted multiple times, in the total of those waiting. A false total (of those actually waiting) is assumed, because individuals needing one home have applied to a variety of opportunities being offered locally, countywide, and statewide.

All agreed that a better system must be developed, to determine an accurate count of the actual number "waiting" for housing. Vice Chairman Warren suggests a target date for the implementation of a new system, to ensure that the true number of local households who have applied for, qualify for, and remain in need of affordable housing can always be determined.

Thinking this might be an excellent student project, Mr. Truscelli and Mr. Liverman suggest approaching local universities. IT students interested in creating a better system can then be identified.

Mr. Schraye asked if the applications received are divided, by income level, into very low, low and/or moderate categories. While currently applications are not divided in this manner, all present agreed that this information is needed as well.

## **V. BUSINESS**

### **A. LEGAL**

Closing has occurred for the sale of 45 BE

Protective measures for the dwelling at 233BH were discussed. Foreclosure is now underway on that property and the deed restriction will be maintained. Legal notice has been sent to the holding bank: CHASE. If initial efforts to ensure proper winterization of the property are not successful, the property management company will also become involved.

105HM has been winterized. A request to appoint a legal Receiver/Conservator for the property has been filed with the Superior Court Chancery Division. Once a Conservator is known, a sale price can be determined.

### **B. BOARD CHAIR/ VICE CHAIR REPORT**

#### **Presentation to Council – December 1st**

Chairman McGowen thanked Ms. Golden, Coordinator Peacock, Ms. Thurmond Scott, and Vice Chairman Warren for compiling the presentation for Council. The Chairman successfully presented the PowerPoint and also provided flash drives, containing full data on affordable housing to Council.

## **Development**

Vice Chair Warren sent everyone the Fair Share Housing Notice containing the legal argument from COAH. She suggests AuthorityHome.com as a helpful resource, for all Board members.

## **C. AFFORDABLE HOUSING STATUS REPORT**

### **New Units For Sale**

Ms. Peacock reports two new houses, 137 and 41 BE, have been added to the affordable “for sale” listings.

### **2015 Meeting Dates**

All present agreed to meet the second Tuesday of each month, at 5:30PM, for regular Board meetings in 2015. The Director will reserve the meeting space.

### **Professional Service Proposals**

Mr. Truscelli answered Board questions, regarding business matters outlined in the Princeton Community Housing (PCH) proposal for the provision of services in 2015. In response to a question about the 5% increase, Ms. Yousafzai and Coordinator Peacock provided additional feedback and data.

Specialized services to be provided in 2015, by PCH, were then discussed in a closed session.

Mr. Liverman motioned to accept the PCH proposal of \$27,780.00, for services in fiscal year 2015. Ms. Golden seconded this motion, with all voting in favor of acceptance.

### **Peck Place and Group Home**

Administrator Dashield reports that Council has reviewed the Board's recommendation to investigate a possible purchase of 1-5 Peck Place. Council members are in favor of moving forward with this purchase.

Administrator Dashield requested feedback on the establishment of a group home a 9HT. Coordinator Peacock reports that progress has been made in reviewing this acquisition.

Administrator Dashield shared that a spending plan for consolidated Princeton has now been formally approved. Bonded money would be necessary for purchases of both Peck Place and 9HT. Mr. Dashield reported that Council has facilitated the spending plan revisions and addressed the Board's questions and concerns about the levels of financing allowable.

In response to the characterization that the Board was “opposed” to the group home project, all Board members present again clarified that there were never any expressed objections to the establishment of an additional group home in Princeton. Mr. Schroyer stressed the “unconditional interest” of the Board in this project. It was further explained that the administrative requirements for funding and COAH review of any proposal are necessary processes and responsibilities the Board. These matters must always be addressed for every proposal, require fact-finding, require discussion, and such processes take time.

Ms. Golden questioned the total outlays proposed, requesting assurance that Council members are in favor of these purchases at this time. Administrator Dashield provided that assurance.

Coordinator Peacock also noted that Council has assured her that these purchases will not deplete any funds for the housing program. Council has further assured her of continued funding to support existing tenant/owner needs.

Based on these facts, Ms. Procaccino motioned that funding of up to \$400,000. for a group home, and up to \$975,000. for Peck Place be approved. Mr. Schraye seconded her motion. All present voted in favor of acceptance of acquisition costs for two projects up to, but not to exceed, the amount specified for each property in the motion.

### **Oral History Project**

With David Kinsey's help, Ms. Golden and Vice Chairman Warren will approach Princeton University faculty about a project to chronicle Princeton's housing history. The hope is that students will create an oral history of affordable housing in Princeton, as a senior thesis project.

### **418 BH**

The Director reports that it will not be necessary for the owner to take legal action against the Homeowner's Association, since the water problems in this unit have been addressed.

### **VI. ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:15PM.

Respectfully submitted, V Bea Snowdon