

**Princeton Housing Board**  
Monthly Meeting  
**July 14th, 2015**  
Monument Hall - East Meeting Room  
One Monument Drive, Princeton, NJ 08540

**Present:**

**Board Members**

Lance Liverman  
Alvin McGowen, Chairman  
Mary Agnes Procaccino  
Ruth Thurmond Scott  
Kate Warren  
Colin Vonvorys

**Absent:**

Carol Golden  
Omar Nistar  
David Schraye, Vice Chairman

**Staff:**

Diana Alvarez, Administrative Assistant  
Gary DeBlasio, Corner House Director  
Christy Peacock, Coordinator  
Ed Schmierer, Attorney

**Guests:**

Kip Cherry  
Mary Cluriman  
Hendricks Davis  
Kathy DeBlasio  
Arnaz Yousafzai, PCH  
Jim Floyd  
Joane Piza

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

At 5:30 PM, Chairman McGowen called the meeting of the Princeton Housing Board to order by reading: "This is the regular meeting of the Princeton Housing Board for Tuesday, July 14th. 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 Princeton Packet and Town Topics."

**II. PUBLIC COMMENT**

Chairman McGowen called for public comment from the guests present.

Ms. Piza indicated that she was interested in following up on a letter that she presented to the Affordable Housing Board on June 9<sup>th</sup> requesting flexibility with her resale process. At that time the Board had turned down her request but she wanted to provide additional context via this public comment. She expressed concern about noise issues from the tenant above her and the police visits that have been caused by the tenant below her.

Princeton's policy is that when a unit is placed on the market the Town helps to market it for 7 months, and if at that point a buyer has not been found, the Town agrees to go under contract to purchase if no buyer is found, with additional marketing, for another 3 months. At the end of another 60 days, the marketing ends and the Town goes to contract and title work. This entire period equates to a year.

The Affordable Housing Board had appropriated the funds to purchase the unit in November and was being held to Mason, Griffin & Pearson. There was a six-month window of opportunity before the money had to be returned to Finance in April. During this period she decided not to sell.

She asked that the board count the 6-month time period the unit was marketed in previous occasions to add up to the required year before the Town purchases it. Ms. Warren asked if Ms. Piza has been marketing her unit and she indicated that she had not. The Board heard Ms. Piza's request for flexibility with her resale process, and the board will vote on the matter in Closed Session.

A second public comment was made by Kathy DeBlasio. She asked about the changes in the Affordable Housing Program since consolidation, specifically around the determination of appreciation. Ms. Peacock indicated that in 1992 Princeton Township's share of appreciation was 25%-75%, the ordinance was changed in 1992 to a 50-50 split. In the Borough it was 25%-75%, and since consolidation the ordinance was adopted for new units to be 50-50.

Ms. DeBlasio expressed that the building has major noise issues with the pipes and creaking floors. Over the years, the floors have begun creaking very badly. She asked if there was an official that could inspect and see what might be done to fix this issue.

## **PRINCETON COMMUNITY HOUSING (PCH) REPORT**

The Affordable Rentals Status Report, containing data for the month of June, was distributed. A summary, shared the following:

### Princeton Administrative Agent Rentals:

326 applicants are currently on the rental waiting list.

39 new applications were received. Of these 29 were accepted, 10 did not qualify. There are two available vacancies, 25 Spring Street and 246 John Street.

### Princeton Community Housing:

- **Elm Court:** 8 new applications were received, 118 applicants are on the waitlist.
- **Harriet Bryan House:** 10 new applications, 126 on waitlist
- **Griggs Farm:** 11 new applications, with a total of 322 on the waitlist.

There are no vacancies at Elm Court or Harriet Bryan House, and 2 vacancies at Griggs Farm are to be filled soon.

### Merwick Stanworth Phase II

For the future 40 units, there are a total of 285 applicants currently on the waiting list. 39 new applications - 36 were accepted, 3 did not qualify. The applicants have not been qualified because the units are not yet available and people's information often changes. Units will be assigned by lottery.

Units expected to be available by August 2016.

## **III. BUSINESS**

### A. Legal

Princeton filed paperwork Declaratory Judgment Action requesting that the Court review and approve Princeton Affordable Housing program. All the 11 municipalities of New Jersey have filed similar motions.

105H unit has been winterized and filed lawsuit to represent the estate.

### **B. Lytle Street Group Resolution**

Mr. McGowen shared his understanding of what has happened. The Council was to make a decision whether or not to expand the park. In order to do that had to buy property that included 31-33 Lytle decision. Subsequent to that there have been proposals to place affordable housing there. Then there was a meeting in Council for the Affordable Housing Board's opinion of the matter.

Ms. Warren clarified that the question was on whether to use Affordable Housing funds for this project. Mr. Liverman agreed with Ms. Warren.

The Lytle Street Group presented a resolution to be considered by the Board. The Council is to have a vote on July 27<sup>th</sup> on whether to purchase the property.

Ms. Warren clarified that there was not a consensus among the residents and others had expressed opposing views.

Mr. Davis expressed support of using the entire property for Affordable Housing.

Mr. Vonvorys expressed that the people of Princeton would be setting aside sizeable money for this initiative. He questioned what the motivation is for doing this rather than having the private market person purchasing the unit, paying higher taxes than the affordable unit would.

A motion was presented to pass a resolution so that new affordable housing structure or structures can be built on a portion of the Lytle Street property. All voted in favor except for Colin Vonvorys who opposed.

#### C. Neighborhood Affordable Resolution

A motion was presented that the Housing Board recommends that Mayor and Council reaffirm the need for more affordable housing. All were in favor but one.

### **IV. AFFORDABLE HOUSING STATUS REPORT**

An extensive status report was distributed. Highlights of matters discussed include:

#### A. Medians and Rent Increases

Two developers requested rent increases for COA approved units in Princeton. Lance moved in favor for holding rent increases to 2014 limit, which is 1.8%. Alvin seconded, and all present voted in favor.

#### B. Parking Fees

A developer had requested to allow for reduced rent to compensate for a parking fee. The board unanimously voted to not allow developers to charge a parking fee. This is consistent with ordinance.

#### C. H06 Policy

A recalculation is required to accommodate for H06 Policy coverage. Lenders are now requiring 20% of the purchase price or 20% of the appraised value (whichever is higher) committed for H06 homeowner's insurance value. A review will be done of a sample of units to determine a higher estimate to better reflect information presented to prospective homeowners.

D. Legislation

The Board reviewed the following legislation on the table:

SENATE No.	TOPIC	BOARD POSITION
4488	Fair Housing Act Plan Timeline	All Presented in favor
S4534	Rutgers Calculating Obligation	3 Opposed, 1 Supported, 1 Abstained
S4535	Growth Share	Opposed, however if permitted by law the following ideas have merit Princeton Preference and 20% set aside for affordable housing
S4427	Exclusionary Zoning	Support
S2629	COA & RCS Credits	Opposed

**V. CLOSED SESSION**

Ms. Warren made a motion to go into closed session to discuss the waiver request. Mr. McGowen seconded, all were in favor.

**VI. ADJOURNMENT**

With all voting in favor of this action, the meeting ended at 8:30 PM.

Respectfully submitted, Michael Soto