

Princeton Housing Board
Monthly Meeting
October 13th, 2015
Monument Hall - East Meeting Room
One Monument Drive, Princeton, NJ 08540

Present:

Board Members

Lance Liverman
Alvin McGowen, Chairman
Mary Agnes Procaccino
David Schrayner, Vice Chairman
Ruth Thurmond Scott
Kate Warren

Absent:

Carol Golden
Omar Nistar
Colin Vonvorvys

Staff:

Gary DeBlasio, Corner House Director
Christy Peacock, Coordinator
Michael Soto, Secretary

Guests:

Ed Truscelli, PCH
Arnaz Yousafzai, PCH
Yana Vasilveva
Vicky Britton, Mason, Griffin & Pierson

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, October 13th. 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

Ms. Vasilyeva came before the Board to ask for clarification regarding issues with her Griggs Farm Inc. lease.

Board went into closed session at 6:15pm, and came out at 6:30pm, before closing the meeting in public session. The discussion pertained to the Board's response to Ms. Vasilyeva's presentation. Ms. Warren motioned to have the Board's attorney respond in writing to her inquiries. Ms. Procaccino seconded the motion and all voted in favor. No oppositions.

III. PRINCETON COMMUNITY HOUSING (PCH) REPORT

The Affordable Rentals Status Report contains data for the last month. A summary shared the following:

Princeton Administrative Agent Rentals (former Borough):

- 350 applicants are currently on the rental waiting list.
- 17 new applications were received, of these:
 - 14 were accepted,
 - 1 incomplete
 - 2 did not qualify.

There are no vacancies currently available.

Princeton Community Housing (PCH):

- **Elm Court:** 3 new applications were received, 109 applicants are on the waitlist.
- **Harriet Bryan House:** 2 new applications, 128 on waitlist
- **Griggs Farm:** 22 new applications, with a total of 372 on the waitlist.

There are no vacancies currently available.

Merwick Stanworth Phase II

Applications are still being accepted for occupancy next summer.

For the future 40 units, there are a total of 337 applicants currently on the waiting list. 25 new applications - 23 were accepted, 2 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.

IV. LEGAL

105H: The bank has reached out for a status on Princeton's action. Princeton has a court order and is reaching out to the surrogate's office to appoint an administrator.

V. Chair/Vice-Chair Report

Chairman McGowen gave a comment at the council meeting regarding a letter in the Town Topics signed by 46 residents of the Jefferson/Moore/Harris/Carnahan neighborhood regarding what to do with the Franklin Avenue parking lot. Since there was concern that the letter implied support from the John Witherspoon neighborhood, Chairman McGowen's

intervention simply indicated that the John Witherspoon neighborhood does not fully share the opinions expressed in the letter.

VI. BUSINESS

Minutes: Draft versions of the July and September minutes were presented to the board for their review. Ms. Warren motioned to have the Board review the minutes over the course of the month and email Ms. Peacock with any comments. Ms. Procaccino seconded the motion and all voted in favor. No oppositions.

Unit repairs:

- 434BH - At the last meeting the ceiling repair was approved. The leak was in the fire suppression system, the repair and recharge is estimated to be upwards of \$1,948 depending upon the work required. Ms. Warren motioned to approve up to but not to exceed \$1,948 for the repairs, Ms. Thurmond Scott seconded. All in favor, none absented, none opposed.
- 52AL - Habitat for Humanity will not continue paying for the property taxes of the unit owner, so the property is on the tax sale list. Mr. Schroyer motioned that the Affordable Housing Board pay 2014 taxes for unit 52LA in an amount not to exceed \$4,000. Mr. Liverman seconded the motion. All in favor, none opposed, none absented.
- 233BH - Ms. Thurmond Scott made a motion to approve additional \$7,000 to enable Mason, Griffin & Pierson to purchase mortgage at \$86,000. Ms. Procaccino seconded the motion. All in favor. None opposed.
- 218BH – To prevent foreclosure the mortgage is to be purchased. Mr. Liverman made a motion to purchase \$78,000 mortgage. Ms. Procaccino seconded the motion. All in favor. None opposed. No abstention.
- 105HA – Ms. Warren motioned to authorize Mason, Griffin Pierson to negotiate the purchase of the property from the administrator not to exceed \$100,264 or to purchase the mortgage from the bank to prevent foreclosure. All in favor. None opposed.
- 132BH – Ms. Warren motioned to continue renting out the property to Housing Initiatives of Princeton, Mr. Liverman seconded the motion. Ms. Thurmond Scott abstained. All else approved.

Waitlist application data:

The board reviewed reports of the waitlist applications. There have been 1,794 applications from a total of 1,614 households. This indicates 10% of applicants are duplicate households applying for multiple units.

Breakdown by Agency for 1,614 households (100%)

- Princeton Community Housing: 832 (51%)
- Princeton Affordable Housing (sales): 366 (23%)
- Princeton Housing Authority/ Family-Singles: 253 (16%)
- Princeton Housing Authority /Senior: 163 (10%)

Breakdown by Income for 1,614 households (100%)

- Very Low: 673 (42%)
- Low: 512 (32%)
- Moderate: 295 (18%)
- Middle: 16 (1%)
- Undetermined: 118 (7%)

Griggs Farm Decks

Ms. Peacock and Mr. Schmierer met with Griggs Farm's counsel, engineer and board. The siding has been removed and we are waiting to hear back on pricing. The Association is eagerly awaiting partnership with the municipality.

VII. ADJOURNMENT

With all voting in favor of this action, the meeting ended at 8:08 PM.

Respectfully submitted, Michael Soto