

**Princeton Housing Board**  
Monthly Meeting  
January 13, 2015  
Monument Hall – East Meeting Room  
One Monument Drive, Princeton, NJ 08542

**Present:**

**Board Members:**

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

**Staff:**

Christy Peacock, Coordinator  
Ed Schmeirer, Esq.  
V Bea Snowdon  
Ed Truscelli, PCH  
Arnaz Yousafzai, PCH

**Absent:**

Omar Nishtar  
Merilyn Rovira  
Colin VonVorys

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

At 5:35PM, Coordinator Peacock 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 Town Topics and The Princeton Packet."

**II. REORGANIZATION OF THE BOARD – Nominations**

Lance Liverman nominated Alvin McGowen to direct the proceedings of the Housing Board in the role of Chairman. Mary Agnes Proccacino seconded this motion. All voted in favor of this nomination.

Chairman McGowen called for nominations for Vice Chairman of the Housing Board.

Kate Warren's nomination of David Schrayer to serve as Vice Chairman was seconded by Carol Golden. All voted in favor of the motion to appoint Mr. Schrayer to the post of Vice Chairman.

The appointment of Colin VonVorys, as a new Board member, was announced.

Carol Golden will now fill the role of First Alternate Board Member, on the Housing Board.

**III. OATH OF OFFICE**

The Oath of Office for all returning Board members and officers was distributed and reviewed. A formal copy was personalized, signed by each Board Member present and submitted for the record.

#### **IV. PUBLIC COMMENT**

Chairman McGowen called for public comment. There being no response from the public, the meeting continued.

#### **V. MINUTES – December 9, 2014**

Refinement of one section of the minutes was made. Mary Agnes Proccacino's motion to accept the revised minutes was seconded by Carol Golden. Those remaining voted in favor of acceptance of this motion.

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

The Princeton Affordable Rentals - Status Report dated January 13, 2015 was distributed. 301 applicants are currently on the waiting list. 15 new applications were received in the past month. 8 applicants have been accepted, 2 were denied due to income, and 5 applications were determined to be incomplete.

48 C PS remains vacant. The rental for that unit is \$904 monthly. The parking cost for that unit was questioned and noted to be \$250 monthly.

Ms. Warren requested that parking fees for all affordable housing units be further analyzed by Council. All present agreed that parking should be included in all future affordable units developed, as parking fees are prohibitive. Mr. Schrayner noted that parking is being discussed during the affordable housing task force meetings.

The last affordable unit at COPPERWOOD has been rented. Per the original agreement, COPPERWOOD's administrative contract with PCH will end on February 1, 2015. Princeton may now designate or become the agent, for future housing matters there.

187 applicants are now on the waiting list, for the phase II units, at MERWICK STANWORTH.

#### **VII. BUSINESS**

##### **A. LEGAL**

Shirley Bishop wants to move forward with the 2015 consolidated housing spending plan. This plan will include a new group home and market to affordable housing unit buy-downs. Coordinator Peacock requested that Board Members share any other elements that they might want added to this plan. The new plan must be presented to COAH by April 2015. There are hopes that plan approval will be received by May.

As a protective measure, Municipal Coordinator's who are in the AAHPNJ have contracts to encumber the COAH Trust Funds. Ed Schmierer will look at this measure, to determine whether Coordinator Peacock will also need this legal instrument.

105 HA is winterized. A private detective has located all three children of the owner, for further discussions about the property. The vacancy of the home will be discussed, as well as a price for resale. Princeton's substantial good faith effort to work with the family was reviewed.

233 BH is not winterized but the heat is on. The foreclosure action on this property is being monitored. Princeton plans to buy the mortgage to control the foreclosure. The court is backed up 18 months.

Ed Schmierer summarized testimony given to the NJ Judicial Branch of the Court about the COAH regulations, as read by Judge DelVecchio, along with his analysis of the voting process.

Updates on Peck Place and the group home will be shared in closed session.

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

Vice Chairman Schraye presented a summary of the meetings of the Affordable Housing Task Force to date. Meetings are held on Thursdays at of 1:30PM or 4:30PM. He shared that there will be a closed session of the task force, to determine the contents of a progress report to be presented to Council. 15 municipal properties have been identified, as possible sites for future affordable housing. Since the availability of parking is a big concern, it was noted that these sites could accommodate parking lots. Vice Chairman Schraye encourages everyone to come to the meetings.

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

The Affordable Housing Status Report dated January 13, 2015 was distributed. A number of housing units are for sale. 361 applicants are on Princeton's rental list. There are duplications of applicants on this list, because of bedroom requests made by applicants. For example, a family qualifying for a three-bedroom unit is also placed on the two-bedroom waitlist. 8 new applications have been accepted in the last month.

Foreclosure action has begun on a housing unit at WO. A change of ownership case and a probate case are also in progress.

The need to record affordable housing data in the municipality's REVELSTONE software program was discussed. Board input is sought regarding the housing activities and categories to be tracked and reported to the public.

## **VIII. OTHER BUSINESS**

Carol Golden shared responses from the Princeton University professors who were contacted about the oral history project. Alison Isenberg, of the Woodrow Wilson School of Public Policy, and Douglas Massey, Professor of Sociology, are very interested in encouraging students to record this history as a thesis project. Oral histories about affordable housing in Princeton will be sought from our former mayors, Jim Floyd and Marvin Reed, and others. All present agreed that Ms. Golden should pursue the interest expressed at the University, to move this project forward.

A motion was made by Kate Warren to close the meeting's open session. This motion was seconded by Mary Agnes Proccacino and accepted by all present.

## **IX. CLOSED SESSION**

The closed session of the Housing Board convened.

## **X. ADJOURNMENT**

Mary Agnes Proccacino's motion to adjourn was seconded by Carol Golden. All in favor voted in favor of adjournment. The meeting ended 7:36PM.

Respectfully submitted, V Bea Snowdon