

Princeton Housing Board
Monthly Meeting
February 10, 2015
Monument Hall – East Meeting Room
One Monument Drive, Princeton, NJ 08542

Present:

Board Members:

Alvin, McGowen, Chairman
Omar Nishstar
David Schrayner, Vice Chairman
Ruth Thurmond Scott
Mary Agnes Procaccino
Kate Warren
Colin Vonvorys

Staff:

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

Absent:

Carol Golden
Lance Liverman

I. CALL TO ORDER - Open Public Meeting Statement

At 5:30PM, 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 February 10th. 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.” Chairman McGowen welcomed and introduced Colin Vonvorys, a returning Board member.

II. PUBLIC COMMENT

Chairman McGowen called for public comment. With no response heard from the public, the meeting continued.

III. PRINCETON COMMUNITY HOUSING (PCH) REPORT

The Princeton Affordable Rentals Status Report, dated February 10, 2015, was distributed. 313 applicants are currently on the rental waiting list for former Borough properties. 17 new applications were received in the past month. 12 of those applicants have been accepted, 2 were denied due to income, and 3 applications were determined to be incomplete.

All 12 “55 Plus” units have been rented at COPPERWOOD. Having completed their service contract, PCH will deliver all administrative files and waitlists to

COPPERWOOD management. COPPERWOOD has not requested a new proposal, for continued administrative services, from PCH.

There are currently 192 applicants on the MERWICK STANWORTH waitlist. 40 affordable PHASE II units to will be offered on completion of that project.

IV. BUSINESS

A. AFFORDABLE HOUSING STATUS REPORT

Griggs Farm Deck Repairs

Photographs of deck conditions at Griggs Farm were distributed and examined by all present. Various construction solutions and the role of the GF Association in repairs were discussed.

Hoffman Engineering was not interested in Princeton's request for a proposal. Knowledge of the scope of the work is still needed, and, if necessary, repair loans may be considered for those in need.

Kate Warren made a motion to hire a qualified engineering firm, to conduct a survey, for the purpose of determining which balconies need repair, and to determine the extent to which visible repairs are needed on each balcony. After that motion was seconded by Mary Agnes Proccacino, all voted in favor of this action.

COPPERWOOD Hardships

Mr. Truscelli reports that the monthly parking fee at COPPERWOOD presents a financial hardship for some residents. All residents of the affordable units have cars. A discussion of this hardship led to the decision that a letter to COPPERWOOD is in order. Vice Chairman Schraye suggested that the hardship of parking fees also be discussed with COAH and Council, as a matter that may also impact tenants of future offerings.

A motion was made by Kate Warren to send a letter to the landlord of COPPERWOOD, requesting the elimination or reduction of parking fees, to make parking access affordable to residents with low incomes. Colin Vonvorys seconded this motion, with all voting in favor of this action. Chairman McGowen will craft the letter on his letterhead.

B. BOARD CHAIR/ VICE CHAIR REPORT

Details of the upcoming "Financial Literacy and Education Workshop for Tenants and Applicants" were shared. The event will be held on Saturday March 7, from 8:30AM to 12:30PM, in Witherspoon Hall. Pre-registration is required. There will be many facilitators and staff in attendance. Kate Warren, Mary Agnes Proccacino, and V. Bea Snowdon will provide volunteer support for the workshop.

C. Legal

Group Home

A residence in Princeton, to be converted to a group home, is now under contract. Closing is scheduled for May. The agreed purchase price for the home is \$505,000, with gap financing covered by Princeton. An agreement committing \$400,000 for this project is being prepared for signing. 4 COAH credits will be granted to the municipality for this purchase. The available units will be affirmatively marketed.

105HA

A necessary lawsuit has been filed to initiate the settlement process, for the estate that includes 105HA. The purpose of the suit is to appoint a Conservator. This will allow Princeton to move forward in making this unit available for a new resident.

WO Mortgage

There was a positive meeting with a resident who is in arrears on a PNC mortgage. To satisfy this debt, the Coordinator proposes that Princeton buy back the unit. Placement of the resident in affordable shelter will then be coordinated. The mortgage balance on this home is approximately \$85,000, with the resale price estimated to be approximately \$97,000.

After a careful review of the circumstances, Mary Agnes Proccacino voted that Princeton buy back this mortgage with Trust funds. Ruth Thurmond Scott seconded the motion, with all voting in favor of the purchase.

Peck Place

Council is currently considering a purchase offer, for this multi-unit dwelling. If purchased, it will be converted to municipal affordable units.

434BH

A reclassification of 434BH from "moderate" to "low income" is recommended. At 424 square feet, this will make the unit sellable. Kate Warren's motion that 434BH be reclassified was seconded by Mary Agnes Proccacino. All present voted in favor of this action.

137GF

The Owner of 137GF is moving and found a qualified buyer. After a review of the circumstances involving this two-bedroom home, Ruth Thurmond Scott made a motion to grant a waiver for this sale. Colin Vonvorys seconded this motion. All present then voted in favor of the action to grant this waiver to a one-person household buyer.

V. MINUTES – January 13, 2015

Mary Agnes Proccacino motioned to accept the January minutes as presented. Kate Warren seconded that motion, with all voting in favor of acceptance.

X. ADJOURNMENT

Kate Warren's motion to adjourn was seconded by Ruth Thurmond Scott. All present voted in favor of adjournment. The meeting ended 7:10 PM.

Respectfully submitted, V Bea Snowdon