

Princeton Housing Board
Monthly Meeting
June 14th, 2016
Monument Hall - East Meeting Room
One Monument Drive, Princeton, NJ 08540

Present:

Board Members

Carol Golden
Alvin McGowen, Chair
Omar Nishtar
Mary Agnes Procaccino
David Schrayner
Ruth Thurmond Scott
Colin Vonvorvys

Absent:

Lance Liverman, Princeton Council
Kate Warren, Vice-Chair

Staff:

Cory Kestner, Attorney
Christy Peacock, Coordinator
Michael Soto, Board Secretary

Guests:

Dosier Hammond, Witherspoon Jackson Neighborhood
Community
Juan Polanco, Franklin & Marshall College
Wilma Solomon, Not in Our Town
Ed Truscelli, PCH
Arnaz Yousafzai, PCH
Douglas Bastidas, Tiger Challenge
Edric Huang, Tiger Challenge
Suzhen Jiang, Tiger Challenge
Julian Junior Perez, Tiger Challenge

I. CALL TO ORDER Open Public Meeting Statement

At 5:33 PM, Mr. McGowen called the meeting of the Princeton Housing Board to order by reading: "This is the regularly scheduled meeting of the Princeton Housing Board for Tuesday, June 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 notice with the Clerk's office and by mailing copies to the Princeton Packet and Town Topics."

II. PUBLIC COMMENT

Members from the Princeton University Tiger Challenge Team, from the Keller Center, were present as part of their project on Affordable Housing. This is an initiative started by Princeton University and Mayor Lempert.

Ms. Wilma Solomon, from Not in Our Town, inquired what was going on with the property at Lytle Street that was brought up at the Council meeting last night where some had expressed support of a

second affordable housing unit and others supported a park. County money was used through Open Space to purchase the land so no deviation was possible.

Mr. Dosier Hammond provided additional context regarding Habitat's role, and also said Mr. Dashfield had indicated at the meeting that taking a portion of the adjacent lot had been explored but not possible.

III. MAY MINUTES

Ms. Procaccino moved to approve the minutes, and Mr. Vonvorys seconded the motion. All voted in favor.

IV. PRINCETON COMMUNITY HOUSING (PCH) REPORT

The PCH Report is appended at the end of this document.

Mr. Truscelli shared that the PCH professional services agreement was removed from the Council agenda because it was perceived that the proposal was insufficient to address the bilingual need. The Board confirmed that this element of the proposal had been discussed and approved and that Mr. Truscelli could relay that message back to Mr. Dashfield.

V. LEGAL

Mr. Kestner said there had been more investigation into the Washington Oaks question as to who was responsible for the sprinklers. It was determined that they are independent systems and that the independent owners would be responsible. The recommendation was to make the sprinklers part of the inspection at the time of sale and at 25 year windows. An ordinance will be distributed to the Board for the following to be included in resale inspections: sprinkler systems, smoke, carbon monoxide and fire extinguishers.

A communication was sent to Copperwood indicating that they are not permitted to include the parking rate in the rent and they have agreed to separate it out. They will not rewrite the leases but will put a note specifying the pricing for each unit and parking.

As a legislative alert, Mr. Kestner announced that there is a bill in the assembly ([A-3435: Imposes prevailing wage for public work on properties receiving tax abatements or exemptions](#)), and there is a question about whether it will include affordable housing units. A communication has been sent to the League of Municipalities for clarification so that it can either be revised or a new bill can be submitted.

VI. CHAIR / VICE CHAIR

Habitat for Humanity

The Chair shared the series of events that have occurred as a result of the Town deciding to improve Mary Moss Park. There was a house on Lytle Street and the first suggestion was to preserve it for historic reasons.

A different group suggested this space could be used for affordable housing, where Habitat would be the developer. An email was circulated yesterday suggesting that the Town could donate land to make room for a second unit. This has taken place peripheral to the Housing Board's activities.

The Administrator has been speaking to Habitat, and he said at the Council meeting that there will be \$250,000 coming from the Trust fund to support the project. Mr. McGowen indicated that it was his understanding that Habitat was responsible for raising the funds, and only subsequently would the Board consider supporting the project.

Mr. McGowen reiterated that the Board was not part of these discussions, and it could possibly be nothing more than hearsay. The Board suggested he follow up directly with Mr. Dashield to confirm.

Subcommittee of Planning Board on Zoning

Mr. McGowen will reach out to the Planning Board to inquiry about having someone from the Affordable Housing Board on that Subcommittee.

VII. BUSINESS

114BH

This unit is under contract and we are expecting to close soon.

Griggs Farm

The Board was presented a professional services package for Griggs Farm Decks from Clark Caton Hintz.

The Griggs Farm Decks assessment was quoted at \$13,555 and it includes assistance with bidding and negotiation as well as construction and administration.

Mr. Truscelli provided clarification that the first two stages are the assessment and are amounts in line with the work that PCH undertook, and that the subsequent stages are dependent upon the documentation requirements identified during assessment.

Upon completing this assessment, the Municipality would be in a better position to decide whether to go with the Homeowner's Association or to undertake repairs independently.

Ms. Peacock highlighted that the decks connected by columns will need to be treated as a single unit when it comes to repair or replacement since they are interconnected.

Mr. Schrayer motioned to approve the Clark Caton Hintz proposal for the first two items, not to exceed \$6,000. Ms. Procaccino seconded and all else present voted in favor.

427BH

This unit is a moderate, efficiency unit. The Board was asked to approve a purchase of \$72,673 with \$15,210 appreciation back to Princeton. Ms. Procaccino motioned to purchase the unit, Ms. Thurmond Scott seconded, and all else voted in favor.

Generator

This issue was tabled to be discussed at the next meeting.

Community Grants Planning and Housing (CGPH)

A professional services package was presented to the board for COAH monitoring. CGPH looks at all the building permit money and ensures that each line item for line item matches.

Ms. Procaccino made a motion to approve the package, not to exceed \$6,000. Mr. Vonvorvys seconded and all else voted in favor.

MOU from Princeton University

The Board reviewed an MOU regarding Tiger Challenge. The Tiger Challenge Team will not name clients, those on the waiting list, renting or purchasing.

The objective is to work on common goals between Affordable Housing (PAH), Princeton Community Housing (PCH), Princeton Housing Authority (PHA), and Housing Initiatives of Princeton (HIP), and private developers.

The team will use design thinking to explore new solutions and will determine deliverables in the coming weeks.

Mr. Vonvorvys motioned to approve, Ms. Procaccino motioned to second and all voted in favor. Following minor edits, Mr. McGowen will sign the MOU.

Mission Statement

Mr. Vonvorvys expressed disagreement with the drafted mission statement. He indicated that, in his opinion, the objective is not to provide below market rate housing. He thinks the obligation is to fulfill the mandate that the State places on the Board.

After the rest of the board expressed support for the mission statement, a formal vote was taken. Mr. Vonvorvys was opposed, all else voted in favor.

100LA-A

A rental unit owned by the municipality, managed by PCH, was flooded while the tenant was away due to a faucet bursting. Ms. Yousafzai has been working with the company, All Risk, handling the case.

Group Homes

Ms. Peacock met with Eden and learned about the 24/7 care homes that they build. Eden would like to build a group home in Princeton.

SERV would also like to build a group home.

Ms. Peacock suggested establishing a cost per COAH unit credit contribution.

Mr. Schraye reminded the Board that group homes are the cheapest way to meet the Municipal obligation rather than via individual units.

Fair Share's number is 1,400, the prospective need is 1,480 and the Municipality is currently in court to determine the final obligation number.

Section 8 Vouchers Online

This week, June 13th-17th the application will be online for the first time in years.

Avalon Lawsuit

Princeton is in litigation with Avalon in order to ensure that deed-restrictions can be extended at time of expiration. Individuals in Lawrenceville are being evicted because that Municipality was unable to obtain deed-restriction extensions from Avalon.

VIII. ADJOURNMENT

Ms. Procaccino motioned to adjourn and Ms. Thurmond Scott seconded the motion. With all voting in favor of this action, the meeting ended at 7:06 PM.

Respectfully submitted, Michael Soto