

PRINCETON HOUSING BOARD

AGENDA

Wednesday, April 12, 2022
VIA Zoom

- Opening Statement
- Public Comment
- Minutes
- Status Reports from PCH, CGP, PAH and ISLES
- Chair/Vice-Chair Status Reports
- Legal
- Legislative Update
- Accessory Dwelling Units update
- Business (Voting May be Required)
- **Closed Session**
274 Griggs Drive
- ADJOURN

cc: Maureen Fullaway
Maria Juega
Dosier Hammond
Mary Agnes Procaccino
Colin Vonvorys
Carol Golden
Leighton Newlin
Kate Warren
Lex Kochman

Bulletin Board
Clerk's Office
Princeton Website
Bernard Hvozdovic
Ed Schmierer, Esq.
Jeff Grosser, Health
Ed Truscelli, PCH
Lance Liverman
Mathew Mleczko

Please refer to the Sunshine Notice for the Zoom link



**PRINCETON MUNICIPAL
AFFORDABLE HOUSING BOARD
OPEN SESSION MEETING MINUTES
March 8, 2022**

The regular meeting of the Princeton Affordable Housing Board was called to order by Vice-Chair Dosier Hammond at 5:30 pm. He recited the announcement in compliance with the Open Public Meetings Act: *“In compliance with Chapter 231 of the Public Laws of 1975, 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 with the Clerk’s Office and by emailing copies to the Princeton Packet and the Town Topics.”*

Adequate notice as well as electronic notice of this meeting was provided in accordance with the requirements of the Open Public Meetings Act and State regulations governing remote public meetings. The notice included the time, date and location of the meeting and clear and concise instructions for accessing the meeting via computer, smart device, or telephone. The agenda and all related documents and other materials were posted electronically on Princeton's meeting portal and made available for download at least forty-eight hours prior to the Meeting.

ROLL CALL

Present: Dosier Hammond, Lance Liverman, Mary Agnes Procaccino, Councilman Leighton Newlin, Carol Golden (1), Lex Kochmann (2), Matt Mleczko (3)

Excused: Maria Juega, Colin Vonvorys, Kate Warren,

Also present: Maureen Fullaway (PAH), Ed Schmierer, Esq., Ed Truscelli, (PCH) and Claribel Santiago (PCH), Erin Kieswewtter (Corner House Student Board)

Guests: Mayor Freda, Michael Floyd

Public Comments: None

Approval of Minutes – February 8, 2021

A motion to approve the minutes dated February 8, 2021 as presented was first moved by Ms. Procaccino, seconded by Mr. Liverman, all in favor by voice vote.

Status Reports from CGP, PCH and PAH & ISLES

PCH Development Corporation – Ed Truscelli and Claribel Santiago

Mr. Truscelli shared his screen. Ms. Santiago went through the PCH report and provided updates. Ms. Michel explained the process of updating the waiting list; annual update request will be sent out by next week. The applicant has option to return applications by email, fax, mail or drop off. Update will not be available to the Board until approximately April. If applicant has question on wait list, s/he has to reach out to the list holder.

Community Grants & Planning (CGP)

Ms. Fullaway reported on Community Grant's & Planning. There are 8,404 on wait list for Avalon Bay, up 168 from last month; 1,988 in Region 4; there are no vacancies. Vice-Chair Hammond asked if we had a process to get PHA updates; no, it is not part of our report status. Councilman Newlin reported that John Clarke and Joseph Weiss from the Princeton Housing Authority (PHA) will try to attend next month's meeting.

Princeton Affordable Housing – Maureen Fullaway

Ms. Fullaway reported on the sales units:

- *38 Billie Ellis – Sold*
- *274 Griggs Drive – Owner is still in Haiti and has not corrected the Power of Attorney giving his brother permission to sell the unit in his place. The person who was interested in the unit has purchased in Lawrence. Mr. Schmierer will send another letter indicating that he is in violation of his deed restriction; it is not his primary residence. POA is not a legal document at this time.*
- *35 Billie Ellis – Owner passed away; beneficiaries renovated and put up for sale. They have asked the Municipality to purchase from them; they can no longer financially maintain the unit. The Council has approved the Municipality to purchase the unit. Ms. Fullaway has a potential buyer.*
- *417 Brickhouse Road – Studio low; Ms. Fullaway went to see the unit; in good shape. Studios are hard to sell. Ms. Fullaway received a call from someone showing interest; she will make appointment to show. She has a pre-qualified mortgage.*

There was discussion on other methods on how we can get title to the 274 Griggs Drive and sell. We would need make the recommendation to the Council for authority to file a law suit in the name of Princeton to move forward with litigation procedures.

Ms. Procaccino made the motion for the Affordable Housing Board to recommend to governing body that commencing litigation be pursued in order to acquire the title to 274 Griggs Drive. Mr. Liverman seconded the motion.

Mr. Schmierer explained the process to get to the litigation stage. Councilman Newlin suggested we provide an additional 30 days for the owner to respond and in the duration, Mr. Schmierer to contact the owner again. Ms. Procaccino would like the process to begin now since it has been nearly 3 years that the unit has been vacant.

Ms. Procaccino amended her motion that if Mr. Schmierer has not received a response by March 28, 2022, we will begin the steps need for legal action. Mr. Liverman agreed to the amended motion.

Roll Call in Favor: Liverman, Procaccino, Golden, Kochmann, Mleczeko, Hammond

Opposed: None

Abstained: Councilman Newlin

Vice–Chair Status Reports

Vice–Chair Hammond did not have anything new to report

Legal – Ed Schmierer, Esq.

Mr. Schmierer is working with Ms. Fullaway on purchasing and sales. He will focus on 274 Griggs Drive issue. Mr. Schmierer stated BCC handbook should be read, signed and returned to the Clerk if Board Members have not already done so.

Legislative Update – Dosier Hammond

Vice–Chair Hammond reported that people can file for eviction assistance now. The Housing Development of NJ has a hotline offering legal help. There are resources available for tenants and landlords. Utilities assistance is ending March 15.

Vice–Chair Hammond reported that legislative priorities include: streamlining affordable housing applications, credit score standards – no movement, and expanding mortgage payment relief. *Build Back Better Bill* is still in flux. He reported that tax credits for affordable housing projects can provide up to six hundred million in tax credits for developers for housing projects.

Accessory Dwelling Units (ADU) – Matt Mleczko

Mr. Mleczko provided an update on the ADU bill. Ms. Golden said her understanding is that the bill allows conversion of underutilized office parks and shopping centers to residential units with 20% affordable housing setaside. Mr. Schmierer agreed, it sounds like it would allow the recycling of the office space and shopping center spaces. Mr. Mleczko continued with his update on ADUs.

ISLES

Mr. Schmierer stated that the contract can be discussed in open session. Vice–Chair Hammond stated that his reading tells him the contract was signed April or May 2021. Mr. Schmierer stated that the contract has an expiration date but was implemented later. However, the contract expires by the terms of the contract which was January 31, 2022.

The Board reviewed the ISLES monthly report. Per Ms. Golden, ISLES does not believe their contract expired; they believe this is their mid-year report; Ms. Fullaway agreed. Elena Hung–Shum, ISLES representative stated that Princeton did not define the goals of the program; Ms. Fullaway fully disagreed with this statement. Per Ms. Fullaway, if we chose to continue the contract to May, we will have to pay ISLES.

Mr. Mleczko had asked where the miscommunication is coming from and if there are other organizations we can work with. Ms. Procaccino reported that she worked with another organization who offered the same services with incentives to the participants, and they had difficulty in attracting participants. Ms. Procaccino stated people are not interested. There was further discussion on the contract end date, execution date, responsibilities of ISLES and what our goals for the program were. Councilman Newlin opined that if we decide to continue the contract through May, we should review and meet with them again so there is a clear understanding of what we are looking for and hopefully would be beneficial to families.

Mr. Trucelli stated that the Housing and Community Development Network of New Jersey would be a good intermediary with this issue. He suggested we contact Sharon Barker who works with counseling agencies for assistance; Shaw Jackson would also be a good contact for assistance. Ms. Golden suggested we finish the contract and pay them; Vice–Chair Hammond agreed. Mr. Schmierer suggested that we respond to their March report and clarify what our expectations are. Vice–Chair Hammond suggested that he and Chair Warren meet with Ms. Fullaway and Ms. Golden before they meet with ISLES.

Off Site Parking

Councilman Newlin stated that Ms. Juega asked him to look into to whether Princeton can reach out to local organizations to see if Affordable Housing residents can use their parking lots off hours. The Council discussed the parking permit issue at the February 28th meeting. Council has requested that staff fine tune the ordinance, so Councilman Newlin held off on bringing up the subject. He spoke with David Cohen, who is heading that initiative. Councilman Newlin will speak with Mr. Schmierer for guidance on how to move forward. Mr. Cohen thought we may have to offer subsidies to the organizations. Avalon Bay may be asked to participate since they have empty spaces in their lots.

ADJOURNMENT

The motion to adjourn the meeting at 7:08 pm was first moved by Ms. Kochmann, seconded by Ms. Procaccino, all in favor by voice vote.

Respectfully submitted by:

Julie M. Moy,
Recording Secretary

PCH Development Corporation

An Affiliate of Princeton Community Housing

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PRINCETON AFFORDABLE RENTALS - ADMINISTRATIVE AGENT STATUS REPORT Rental activity from 03/1/22 through 03/31/22

1. Princeton Rentals: Administrative Agent Rentals

Waiting List, Applications and Marketing

Applications received	67
Applications accepted	48
Applications not qualified	13
Applications incomplete	6
Applicants on waitlist	934
Vacancies	0

1- Studio- lease signing

Princeton Rentals - Vacancies	49H Palmer Sq. studio
<u>Vacancy Statistics</u>	
A – Total # of applicants	Sent notice 1/6/22
B- total applicants that responded	26
C- total applicants that move to screening	5
D- Declined screening	1 (cant do steps) 1 (apt. small)

E - didn't move forward w. screening	21
F - passed	3
G - credit/background not accepted	0
H - income/household size not accepted	0
I - not accepted/other reason	0
J . # in lottery	3

2. Griggs Farm: PCH Rentals

Waiting List, Applications and Marketing

Applications received	54
Applications accepted	38
Applications not qualified	13
Applications incomplete	3
Applicants on waitlist	597
Vacancies	4

Vacancies: 1 – 1 bd.
3-2 bd. – one lease signing 4/15

3. Elm Court: PCH Rentals

Waiting List, Applications and Marketing

Applications received	12	
Applications accepted	10	
Applications not qualified	2	2- (under 62)
Applications incomplete	0	
Applicants on waitlist	167*	
Vacancies	6	

Vacancies: 3 studio
 3 1-BR
 Eligibility Interviews in Place

4. Harriet Bryan House: PCH Rentals

Waiting List, Applications and Marketing

Applications received 12
 Applications accepted 10
 Applications not qualified 2 2- (under 62)
 Applications incomplete 0
 Applicants on waitlist 173
 Vacancies **3**

Vacancies: 3 1-BR Vacant
 Eligibility Interviews in Place

5. Merwick-Stanworth: Administrative Agent Rentals

Waiting List, Applications and Marketing

Applications received 46
 Applications accepted 37
 Applications not qualified 5
 Applications incomplete 4
 Applicants on waitlist 816
 Vacancies **1 2 Bd. Low**

Merwick -Vacancies	108B East Stanworth Drive
<u>Vacancy Statistics</u>	
A- total full applications	172
B – total applicants that responded	
C- total applicants that moved forward	

to screening	
D- Declined screening	
E - didn't move forward w. screening	
F- passed	
G- credit/background not accepted	
H- income/household size not accepted	
I- not accepted/other reason	
J - # in lottery	

Avalon Princeton April 7, 2022 Status Report

	Number of units in complex	Number of Vacancies this month	Number of Full Applications	Notes
Studio				
Very Low	1			
Low	2			
Moderate	2			
1 Bedroom				
Very Low	1			
Low	2			
Moderate	3			
2 bedroom				
Very Low	3			
Low	14			
Moderate	16			
3 bedroom				
Very Low	3			
Low	3			
Moderate	6			

Total number of applicants on waiting list:	8,634
Total number last month:	8,404
Increase:	230

Total number of applicants that live or work in Housing Region 4 (Mercer, Monmouth, and Ocean Counties)	2,054
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Princeton has elected to give preference to in-region applicants.

Megan York, PP, AICP
Vice President

Princeton Affordable Housing

Status Report

April 12, 2022

274 Griggs: 2 bedroom Mod : Owner returned from Haiti and agreed to sell the unit to Princeton. He signed the sales contract. Ed Schmierer's office ordered a title search that showed over \$11,000 in HOA delinquencies. Owner may be behind on his mortgage payments as well. There is not enough equity to pay off the liens. Owner changed his mind and says the unit will be his primary residence.

35 Billie Ellis: 1 bedroom Mod: Princeton bought the unit on March 27th. Maureen has qualified a buyer.

417 Brickhouse Road: Studio Low. A qualified buyer has been identified. The buyer and seller are in process of creating a contract.