



PRINCETON MUNICIPAL AFFORDABLE HOUSING BOARD OPEN SESSION MEETING MINUTES January 12, 2022

The Reorganization and Regular meeting of the Princeton Affordable Housing Board was called to order by Mr. Schmierer 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."*

Oath of Office

Mr. Schmierer administered the oath to swear in re-appointed Board Member, Colin Vonvorys. Lance Liverman previously received and returned his oath to the Municipal Clerk.

ROLL CALL

Present: Dosier Hammond, Maria Juega, Lance Liverman, Councilman Leighton Newlin, Mary Agnes Procaccino, Colin Vonvorys, Carol Golden (1), Lex Kochmann (2), Matt Mleczeko (3), Kate Warren

Quorum: 10

Also present: Maureen Fullaway (PAH), Ed Schmierer, Esq., Ed Truscelli, (PCH) and Claribel Santiago (PCH), Gabby Michael (PCH)

Guests: Councilwoman Mia Sacks, Joseph Weiss (PHA), Kathleen Gittleman (HIP), Earlene Baumunk (public) and Elizabeth Bates (public)

Election of Chairperson

Mr. Schmierer opened the floor for nominations.

Mr. Liverman nominated Kate Warren as Chair. Seeing no other nominations, Mr. Schmierer closed the floor for nominations. Mr. Hammond seconded the nomination.

The motion to elect Kate Warren as Chair for the 2022 year was first moved by Mr. Liverman, seconded by Mr. Hammond, all in favor by voice vote.

Mr. Schmierer turned the meeting over Chair Warren and she continued to chair the meeting.

Election of Vice-Chairperson

Ms. Procaccino nominated Dosier Hammond as Vice–Chair. Seeing no other nominations, Chair Warren closed the floor for nominations. Mr. Liverman seconded the nomination. Mr. Hammond accepted the nomination.

The motion to elect Dosier Hammond as Vice–Chair for the 2022 year was first moved by Ms. Procaccino, seconded by Mr. Liverman, all in favor by voice vote.

Welcome

Chair Warren introduced newly appointed Councilman Leighton Newlin to the Board.

Chair Warren welcomed the new Chair of the Princeton Housing Authority (PHA), Joseph Weiss. Mr. Weiss invited Board members to attend PHA’s Zoom meetings held the third Wednesday each month.

Chair Warren welcomed Housing Initiatives of Princeton, Executive Director Kathleen Gittleman.

Approval of Minutes – December 8, 2021

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

Public Comments – None

Status Reports from CGP, PCH and PAH

PCH Development Corporation – Ed Truscelli and Claribel Santiago

Mr. Truscelli shared his screen with PCH report. Ms. Santiago presented the update.

Merwick Stanworth rejected an application; the applicant is appealing the decision. There was discussion on application process from PCH to agent. PCH has to re–confirm agent’s rejection to ensure legitimacy of reason.

Guest Speaker, Q&A with Councilwoman Mia Sacks

Chair Warren sent Councilwoman Sacks questions from the Board regarding affordable housing. Chair Warren also sent Board members the link to view Kevin VanHise’s affordable housing presentation prior to this meeting. Councilwoman Sacks responded to the questions submitted, and even welcomed additional questions outside the meeting. Councilwoman Sacks stated that she, Councilwoman Lambros, and Councilman Cohen are now known as the *Planning and Redevelopment Committee*. She said this name was changed from the *Affordable Housing Committee* and better describes the roles the Committee plays regarding future development. There was discussion regarding parking fees and amenity fees for affordable housing renters. Mr. Hammond thought affordable housing residents could not be charged for amenities. Mr. Schmierer explained the old COAH Board interpretation; if you charge for parking and amenities fees for market rate units, affordable housing residents can also be charged these fees. Mr. Hammond expressed his concerns for the fees particularly because parking fees vary with each developer. Ms. Juega asked if we can approach other local organizations to ask if they would

allow residents to park in their lots during nonpeak hours. Mr. Schmierer said the Board can ask the Municipality to consider it, however the Municipality would have to approach those organizations. Ms. Golden stated that amenities are not required to be purchased by the affordable housing residents; Avalon Bay made it sound like it was required and continues to charge all renters both in market rate and affordable units without their consent. Ms. Golden noted that amenity fees are an opt-in option for affordable housing residents, not an opt out. With regard to the Franklin Maple mixed use development, Councilwoman Sacks stated that the planning process continues while the Princeton Housing Authority (PHA) restructures. She provided an update on the various projects that are in the planning stages throughout the Municipality in the context of Princeton's Third Round settlement agreement. She described the mixed income projects the Planning and Redevelopment Committee is working on, and said the Committee continues to negotiate with developers on each of them. Councilwoman Sacks was happy to report that most planned developments are net zero ready including full electrification (with some exceptions). Units will be cutting edge sustainability. Councilwoman Sacks continued responding to the questions from the Board. She reviewed the Accessory Dwelling Unit (ADU) ordinance (and suggested it is still a work in progress) and the bulk standard ordinance in the overlay zones. She responded to the questions regarding the administrative role in providing financial counseling to residents.

Meeting Dates

Ms. Fullaway explained that the meeting will have to be changed to the 2nd Tuesday of the month to accommodate Council Newlin's schedule.

The motion to meet the 2nd Tuesday of the month at 5:30 pm was first moved by Ms. Procaccino, seconded by Mr. Hammond, all in favor by voice vote.

Community Grants & Planning (CGP)

Princeton Affordable Housing – Maureen Fullaway

Ms. Fullaway an update on the following for sale units:

35 Billie Ellis – owner passed away and was renovated by friends and put on the market; no interest was generated. They asked if this would be considered a hardship for the current owners to continue to maintain HOA fees; they asked if Princeton can purchase the unit from them. However, they just received an interested purchaser; Ms. Fullaway just sent purchaser the final application. She would like to give the chance to the interested applicant to consider purchasing before the Municipal does.

274 Griggs Farm – Both seller and purchaser are out of the country; seller is still in Haiti. Owner stated the that Haiti is in turmoil and the consulate is closed. In order for the Power of Attorney to be recognized by Mercer County, the POA has to approved by the Haitian Consulate. The seller sells he cannot leave Haiti. Per Mr. Schmierer, the POA has to be stamped legitimate by the Consulate in order for Mercer County to recognize the POA. Ms. Juega suggested that the brother reach out to the

Haitian Consulate in NYC for assistance. However, if the POA was notarized in Haiti, the Haitian Consulate can provide an apostille who can certify the document.

Ms. Fullaway reported on Avalon Bay report; one 3-bedroom very low income unit is available. She explained how Avalon Bay's waiting list works. There are currently 8,075 applicants on the Princeton AvalonBay waiting list. Of them, 1,898 applicants have priority because they live or work in Region 4. When the planned AvalonBay properties open, all interested applicants must apply to specific affordable housing developments; they cannot transfer existing applications to new sites. Councilman Newlin expressed his concerns for the limited diversity of applicants/residents. Administrative Agents for the new units have not been secured yet. AvalonBay has to affirmatively market three months prior to opening.

Chair/Vice-Chair Status Reports

Chair Warren reported on Christie Peacock's tree memorial. Ms. Kochmann suggested that when the Habitat for Humanity house is dedicated Ms. Peacock's tree be planted by the park. This should take place in April or May.

Vice-Chair Hammond provided an update on the *Build Back Better Bill* in front of Congress. If you are in support of the bill, he asked Board Members to reach out to their Congressman and Senator tell them not to strip this bill of its funding.

Mr. Mleczo asked about the process in verifying the rejection of an applicant; Mr. Schmierer explained that once the landlord rejects an applicant, it has to return to the administrative agent to finalize their decision. The administrative agent has to be satisfied with the reason for rejection; it is a check and balance.

ADJOURNMENT

The motion to adjourn the meeting at 7:10 pm was first moved by Mr. Vonvorys, seconded by Ms. Procaccino, all in favor by voice vote.

Respectfully submitted by:

Julie M. Moy

Recording Secretary