



Mayor and Council

400 Witherspoon Street
Princeton, NJ 08540

Meeting: 06/14/21 07:00 PM
Department: Human Resources

RESOLUTION 21-203

Resolution Authorizing A Home Improvement Contract to Windsor Guild Construction in the amount of \$26,450.00

REHABILITATION OF AN OWNER-OCCUPIED UNIT

WHEREAS, as part of its Affordable Housing Program, Princeton will utilize Development Fee Funds to administer a Home Improvement Program; and

WHEREAS, an income qualified household wishes to rehabilitate a unit located in Princeton; and

WHEREAS, an income qualified owner can borrow up to \$20,000 per unit through a ten-year deferred loan with Princeton; and

WHEREAS, the Princeton Affordable Housing Department in its capacity as Program Administrator received two viable bids on this project, and;

WHEREAS, Windsor Guild Construction is the lowest responsible bidder for this project with a bid amount of \$26,450, and;

WHEREAS, the Princeton Affordable Housing Board has discussed this home improvement project and recommends that the Mayor and Council of Princeton approve the rehabilitation of this unit in the amount of \$26,450.00 with a homeowner contribution of \$6,450.00 in order to abate health, safety and code violations, and;

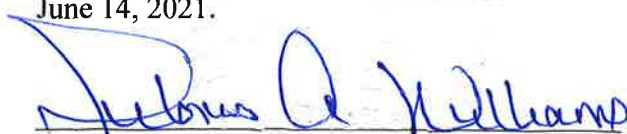
WHEREAS, the Mayor and Council of Princeton wish to follow the recommendation of the Princeton Affordable Housing Board rehabilitate this unit;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton as follows:

1. The Mayor and Council of Princeton authorize the award of this project to Windsor Guild Construction in the amount of \$26,450.00 to abate health, safety and code violations.
2. Because the project total exceeds the program cap of \$20,000, the owner will make a contribution of \$6,450.00 to be held in escrow by the Finance Department until it is released to the contractor as payment;
3. This home improvement project will help satisfy Princeton’s 80 unit housing rehabilitation component of its Third Round Plan.
4. The Mayor and Clerk of Princeton are hereby authorized to execute any and all documents necessary in order rehabilitate health, safety and code violations on this project.
5. A certified true copy of this resolution shall be furnished by the Princeton Clerk to the Princeton Affordable Housing Board and Maureen Fullaway, the Princeton Affordable Housing Manager, and to Sandra Webb, Princeton CFO, upon its adoption.

Councilperson	Absent	Present	1 st	2 nd	Yea	Nay	Abstain	Disqualified
Mr. Cohen		X			X			
Ms. Fraga		X			X			
Ms. Niedergang		X		X	X			
Ms. Pirone Lambros		X			X			
Ms. Sacks		X			X			
Mr. Williamson		X	X		X			
Mayor Freda		X						

I, Delores A. Williams, Municipal Clerk of Princeton, do hereby certify that the above is a true copy of a resolution adopted by the Mayor and Council of Princeton at a meeting held June 14, 2021.



Delores A. Williams, Municipal Clerk