

**Princeton Housing Board**  
Monthly Meeting  
**May 10th, 2016**  
Monument Hall - East Meeting Room  
One Monument Drive, Princeton, NJ 08540

**Present:**

**Board Members**

Carol Golden  
Lance Liverman, Princeton Council  
Alvin McGowen, Chair  
Mary Agnes Procaccino  
Ruth Thurmond Scott  
Colin Vonvorvys

**Absent:**

David Schrayner  
Kate Warren, Vice-Chair  
Omar Nishtar

**Staff:**

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

**Guests:**

Dosier Hammond  
Juan Polanco  
Thomas Pyle  
Cathy Quinlan  
Wilma Solomon, Not in Our Town  
Ed Truscelli, PCH  
Arnaz Yousafzai, PCH

**I. CALL TO ORDER** Open Public Meeting Statement

At 5:40 PM, Mr. McGowen called the meeting of the Princeton Housing Board to order by reading: "This is the rescheduled meeting of the Princeton Housing Board for Tuesday, May 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 notice with the Clerk's office and by mailing copies to the Princeton Packet and Town Topics."

**II. PUBLIC COMMENT**

Ms. Wilma Solomon, from Not in Our Town, thanked the Affordable Housing Board for uploading the Kinsey Report to the website last year which shows all the affordable housing units in town and the contact person for each.

Mr. Hammond mentioned that the Housing and Community Development Network of New Jersey is supporting legislation in front of the Assembly and Senate to create new financing mechanisms for affordable homes. The bills are SVP-52 and Assembly-3062.

Juan Polanco, a rising senior at Franklin & Marshall College, is interning at Princeton Community Housing. He has been assisting with the huge volume of final applications for Merwick Stanworth.

Ms. Carol Golden announced that Housing Initiatives of Princeton (HIP) is having an event on May 18<sup>th</sup> with Matthew Desmond, the author of *Evicted*.

### **III. MAY MINUTES**

Ms. Procaccino moved to approve the minutes, and Mr. Liverman 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. Pyle asked about the time between when a person applies and a unit becomes available. Ms. Yousafzai indicated that the average is between 1.5 - 2 years.

Mr. Pyle asked Ms. Yousafzai if it would be possible to know the number of people applying with ties to Princeton. Mr. Truscelli indicated that the vast majority has a connection to Princeton, either living or working in Princeton. Mr. Pyle indicated that his concern originated from his work with disabled individuals who receive their services in the county in which they reside. Ms. Yousafzai indicated that she would share the final numbers once they were available.

Mr. Truscelli indicated that there was a need to do more education on the importance of the credit background for the application process.

### **V. LEGAL**

Mr. Kestner indicated that they were looking into the parking fees issue at Copperwood.

### **VI. CHAIR / VICE CHAIR**

Mr. McGowen indicated that there was nothing to report.

### **VII. BUSINESS**

#### **Stove Replacement at 417 BH**

Ms. Peacock indicated that the Affordable Housing program is required to replace a stove with a hole in it. The Low-Income Efficiency is going to sell for \$34,729 and a new stove needs to be put in.

#### 114BH

The 12<sup>th</sup> applicant could not qualify and the time frame for purchase has run out. Ms. Peacock asked the Board to approve the purchase of the property for \$72,093 with the closing scheduled in mid-July. The Town's appreciation is \$1,386. Ms. Thurmond Scott motioned to recommend the purchase to Council, and Ms. Procaccino seconded the motion. All voted in favor, none opposed or abstained.

#### 417BH

The buyer is requesting a down payment loan not to exceed \$5,000. This is number 58 over the course of the years. It is a municipal loan at 2.4% that does not need to be paid back until the unit is sold, transferred, rented illegally or borrowed against. It is a great product and increases affordability. Mr. Liverman made a motion, and Ms. Procaccino seconded the motion. Mr. Vonvorys abstained, all else voted in favor.

#### Group Home Generator

The agency that runs the group home at 16 Gulick has requested funding for a full house generator. As part of the affordable assistance funds that can be designated as energy assistance for emergency repairs, according to Shirley Bishop, the Board expressed its consensus that Ms. Peacock should secure a quote.

#### Maintenance and Conditions of Properties

Ms. Peacock prepared a document to give additional clarity to property owners as to what is to be understood by "normal wear and tear" and asked for the Board's feedback.

She advised that the sprinkler systems may not be operational or may not have enough antifreeze to protect the system. It is also considered important that carbon monoxide and fire extinguishers be included.

The Board suggested that the document include references to repairs required regarding water damage due to any leaks.

Ms. Peacock will make the suggested edits, including wording to include a requirement to return the apartment painted with neutral colors, and then she will send them to the Chair and Vice-Chair for review.

#### 105HA

The Municipality bought this property for \$102,264. The repairs had been estimated at \$5,000 but the damage of the property was so extensive that it will be between \$19,543-23,740. The owner was very sick and had an animal that did significant damage. Ms. Peacock indicated that, based on her judgment, the quality of the materials was significantly better at the slightly higher figure. Ms. Procaccino motioned to approve repairs in 105HA at \$23,740, and Mr. Liverman seconded the motion. All voted in favor.

#### Griggs Farm Decks

Ms. Peacock asked the Board's support to get a proposal for repairs of the decks. Additionally, she asked for support that all three units (first, second and third floor) be treated as a single entity since it would not be possible to repair or replace them individually.

Ms. Procaccino made a motion that all three units be involved in the repairs. Mr. Liverman seconded the motion and all voted in favor.

The Board gave its consensus to Ms. Peacock to go ahead and get a proposal from Clarke Caton Hintz.

#### Copperwood

If parking fees are included as part of the rent, the rents then exceed COAH guidelines and are thus not in compliance. Mr. Kestner will write a letter to Copperwood informing them of this. It will be necessary to address a similar issue with Avalon as well.

In addition, Copperwood is not following procedures when it comes to the administrative agent. They continue to have an in-house administrative agent This is not permissible because there are no COAH classes offered at this time that certify new Administrative Agents. Staff recommends that developers be required to hire administrative agents.

#### **VIII. ADJOURNMENT**

Ms. Procaccino motioned to adjourn and Mr. Vonvorys seconded the motion. With all voting in favor of this action, the meeting ended at 6:40 PM.

Respectfully submitted, Michael Soto