

Princeton Housing Board
Monthly Meeting Minutes
July 12th, 2016
 Monument Hall - East Meeting Room
 One Monument Drive, Princeton, NJ 08540

Present Board Members:

Carol Golden
 Lance Liverman, Princeton Council
 Alvin McGowen, Chair
 Omar Nishtar
 Mary Agnes Procaccino
 David Schroyer
 Ruth Thurmond Scott
 Colin Vonvorys

Absent:

Kate Warren, Vice-Chair

Staff:

Ed Schmierer, 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. Opening Statement

At 5:30 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, July 12th. 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

Mr. Dosier Hammond commented on the Court's decision to not include the need from the gap period. He stated that he hoped that Princeton would nonetheless continue to work towards

providing affordable housing beyond the court-mandated obligation to fulfill additional needs that should be addressed.

III. Minutes

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

IV. Princeton Community Housing (PCH) Report

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

In response to the additional fees that Avalon is charging for parking, pets etc, Mr. Hammond reported that he has heard that with new developments there is a possibility to negotiate fees that will be charged to affordable units.

Mr. Schmierer indicated that in the past the Board has decided to keep the association fees equal due to tensions that have arisen with neighbors of market rate units that resent having to pay more. In the 1990's there were different tier condominium fees at Griggs Farm for Affordable Housing units, then from that lesson when Washington Oaks began the fees were set to be the same to avoid resentment. One nice thing that was negotiated with Avalon was that while the standard for a rental project is a 15% set aside, they did a 20% set aside which resulted in more affordable housing units.

Mr. Truscelli also indicated that often times what could be negotiated for the reduced fee is increased density, and that creates other issues. Mr. Schrayner indicated that all mandatory fees will net out, so mandatory fees for utilities for instance, will reduce the gross rent so that the net will be affordable per the standard.

V. Legal

Mr. Schmierer reported on the July 11th decision from the appellate court that addresses the "gap period" covering the 15-year window where Council On Affordable Housing's (COAH's) proposed rules kept getting knocked down, leaving municipalities without clear guidance.

Two judges, Judge Wilson from Middlesex and Judge Dracon from Ocean County, had ruled that the 2015-2025 "3rd round" had to take into consideration the need from the 1999-2015 "gap period." This was appealed by Barnegat Township and others indicating that there was no reference of a "gap year" in the Second Round. E-Consult had calculated Princeton's need without the gap year, while Kinsey had calculated the need including the gap year.

All three appellate judges agreed that the gap period should not be calculated into the next ten-year cycle.

Princeton wanted the flexibility to achieve the obligation and plan beyond that to give preference for people who live in Princeton.

VI. Chair / Vice-Chair Report

The Chair indicated that there was nothing to report.

VII. Business

Sprinkler System at Washington Oaks

There are 108 units, 48 market units and 60 are affordable, with sprinkler systems.

The minimum per unit cost quotes that we have received are \$1,300 to replace and drain the unit and replace 4 heads. The Home Owner's Association (HOA) has no jurisdiction and it is the individual property owner's responsibility.

Mr. Liverman suggested offering the affordable housing homeowners a 10-year loan paid back the same way sidewalks are done, with a very low interest. Mr. Schmierer indicated that the municipality could also secure a bulk price for 60 units that would be lower than the individual rate.

Mr. Vonvorys stated that as homeowners, individuals have the responsibility to make their own repairs.

Ms. Procaccino motioned that, provided there are sufficient Affordable Housing Trust funds available, the Board recommends the town offer a loan to the owners who need it to remove the heads, not test them, and replace them with new ones. The loan interest loan would be payable at a 10 year term. Mr. Vonvorys seconded and all voted in favor.

The heads will not be tested, simply replaced. The unit at 114 BH is closing on Friday and will have \$1,600 escrowed to replace the sprinkler heads. The municipality will also pay for replacements in 132 BH, which it owns, and 233 BH, since we are negotiating to purchase it.

Generator for 616H

The Board reviewed proposals to replace the generator and decided to table the discussion until additional proposals are available.

434BH

The tenant at 434BH requested that the Board commit to buying his unit, and to have the flexibility to live there for 6 months to 2 years after the closing. Ms. Peacock indicated that the unit is currently not on the market, and that the Program cannot operate that way. The Board was unanimous in its decision to deny this request for a hardship waiver.

Hilltop Group Home Opening

Mayor Lempert will be cutting the ribbon on Wednesday, July 20th from 11am-1pm. All are invited.

Griggs Farm Decks

Clarke Caton Hintz has presented their initial report on the Griggs Farm Decks. Their initial observation is better than what was previously thought, but they need to go back out to complete individual deck analyses.

Tiger Team Project

Mr. McGowen had said that he would sign the MOU, but in the end Mr. Dashield signed because it was a Municipal agreement. They will be meeting with the Mayor and Mr. Liverman on July 13th.

218BH

A court order was signed on July 8th directing money be returned to the Municipality. This is now in process.

100L, Unit A.

The insurance work is underway and should be done this week.

Section 8 Vouchers

Ms. Alvarez Forero assisted 5 people.

427BH

The tenant would like an additional extension from August 31st to September 30th. Mr. Schmierer indicated that the owner must be told that “time is of the essence” and that closing must occur on or by 30th of September, 2016. If she doesn’t close on or by that date she would be in default. Princeton would then cancel the contract, leaving the owner in place to market the property until a buyer can be found or for a year, whichever comes first.

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 7:30 PM.

Respectfully submitted, Michael Soto



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PRINCETON AFFORDABLE RENTALS – STATUS REPORT

July 12, 2016

1. Princeton Administrative Agent: **Rentals** (former Borough)

Waiting List, Applications and Marketing

Applications received	29
Applications accepted	0
Applications not qualified	28
Applications incomplete	1
Applicants on waitlist	459
Vacancies	2

49H Palmer Sq. mod studio @ \$905

25 Spring St. #303 mod studio @ \$950

2. Princeton Community Housing: **Rentals**

	Applications Received	Waitlist
<u>Elm Court</u>	8	120
<u>Harriet Bryan House</u>	9	117
<u>Griggs Farm</u>	34	476

3. Future units:

Avalon Bay **56 units – 8 very low, 21 low, 27 mod**

- 394 preliminary applications received to date
- 1st lottery to be held in early August for 12 units

7/12/16