

**PRINCETON HOUSING AUTHORITY
MINUTES OF THE MONTHLY MEETING
May 16, 2017**

The members of the Board of Commissioners, Princeton Housing Authority, met in regular session at the Henry F. Pannell Learning Center, 2 Clay Street, Princeton, NJ.

The meeting was called to order by Chair Newlin and upon roll call, those present and absent were:

Present: Commissioners Newlin, Logan, Brooks, Sipprelle, McGowen, Levy, Liaison Liverman and LHA AED Parsons.

Absent: Commissioner Pannell and attorney Cochran

Guests: None

Opening Statement

A motion to open the meeting was made by Ms. Sipprelle and seconded by Ms. Logan. All were in favor.

The following is an accurate statement concerning the providing of notice of this meeting.

Adequate notice to the public of the time, date, and place of this regular meeting of the Board of Commissioners of the Princeton Housing Authority to be held on Tuesday, May 16, 2017 at 6:00 p.m. at the Henry F. Pannell Learning Center, 2 Clay Street, Princeton, New Jersey was given by:

1. Providing notice of the same to the Municipality of Princeton, 400 Witherspoon Street, Princeton, New Jersey, for posting on the bulletin board reserved for notices of public meetings, at least 48 hours in advance of the meeting; and
2. Providing notice to and causing to be published in the Princeton Packet, the official newspaper of the Princeton Housing Authority, notice hereof; and
3. Filing notice hereof with the Clerk of the Municipality of Princeton at 400 Witherspoon Street, Princeton, New Jersey.

This announcement of the Board of Commissioners' compliance with the notice provisions of the Open Public Meetings Act shall be duly entered in the minutes of this meeting.

I. Public Comment Period

Dosier Hammond stated there is a new book "I Hear My People Singing" and passed out flyers for the book events. He also stated that it appears the new COAH numbers may be released at the Monday Council meeting and that there is a need for more local preference and COAH housing in Princeton.

Fern Spruill asked how the resident round table meetings are going and when the next meeting will be. Chair Newlin stated that the future resident meetings will be held separate from the regular board meeting so the time and attention is dedicated to the residents and not the regular board meeting information. The next resident meeting, which was properly noticed, is scheduled for May 17 at Spruce Circle.

Elizabeth Bidwell-Bates asked what the policy is regarding allowing ICE officers into PHA buildings. Mr. Parsons stated that every apartment has its own individual front/back door and there are no mid/high rise buildings with common/shared entrances. Mr. Newlin stated that the PHA would abide by what

Princeton does in such situations. Mr. Parsons will contact HUD to see if they have a specific policy regarding ICE officers.

II. Approval of Minutes

A motion to approve the minutes of the April 18, 2017 meeting was made by Ms. Sippelle and seconded by Mr. McGowen. All were in favor.

III. Approval of Payment of Bills

Copies of the April 2017 check registers were provided to all commissioners. After discussion, a motion to approve the payment of bills was made by Ms. Brooks and seconded by Ms. Logan. All were in favor.

IV. New Business/Reports

Lottery Winner

Mr. Parsons provided a copy of a newspaper article about a Princeton man that won \$1 million on a scratch of lottery ticket. The article was of interest to the board because the winner is one of the PHA's Karin Court residents.

Tenant Balances

A copy of the tenant balance report was provided to all commissioners. The outstanding balances at the end of April 2017, for active tenants, were \$16,019.54. The report also indicates that \$10,435.31 is due from vacated tenants. The total amount due from current and vacated tenants, including back rent charges and fraud recovery charges, is \$35,089.85. The Aged Accounts Receivable schedule indicates that of the \$16,019.54 due from current residents, \$12,710.26 (81%) is in the range of 0-30 days delinquent. Additionally, the report indicates the total Tenant Accounts Receivable balance equals 1.67% of the annual tenant charges where the HUD guideline is 1.5% or less.

Vacancy Report

The vacancy report, effective May 16, 2017, was provided to all commissioners. The report indicates that there is one vacant apartment, four apartments have been leased since the last board meeting and there are two known upcoming vacancies.

Monthly Financial Statements

Financial Statements for the 9 months ending March 31, 2017 were provided to the commissioners. The financial statements indicate a \$63,850 surplus through March. Through 75% of the budget year, the PHA has expended 74.37% of the budget. The Maple/Franklin financial statements indicate a \$18,355 surplus through March. Balance sheets were also provided for both the Public Housing Program and Maple/Franklin.

HUD 50058 Delinquency Report

Mr. Parsons provided all commissioners with a copy of the HUD 50058 Delinquency Report as of April 30, 2017, which indicates the Princeton Housing Authority's reporting rate is 100%.

RAD Conversion Update

Commissioners were provided with copies of emails between Mr. Parsons and HUD regarding the requested waiver to cap existing tenant rents at 80% FMR (which is the current ceiling rent) vs. the rent being 30% adjusted income regardless of how high that figure may be. After going through what was thought to be the formal waiver request procedure, Mr. Parsons was told that the PHA needs to submit a formal waiver request. A response to the waiver request has not yet been received. Mr. Parsons also reported that Valley National Bank signed off on the RAD conversion for Karin Court which was needed in order to proceed.

Clay Street Clean Up Day

A copy of the Clean-up Day flyer was provided to commissioners. The event is scheduled for May 20th from 9am to 2pm.

Spruce Circle Resident Meeting

A copy of the notice sent to Spruce Circle residents was provided to commissioners. The meeting is scheduled for May 17th, 6pm, at Spruce Circle.

Report from Redevelopment Sub-Committee (M/F & KC)

Mr. McGowen reported that everyone is waiting for the new COAH number. Also reported was that Princeton Future is presenting "Princeton, the next 20 years" on Saturday, May 20, 9am, at the library.

Mr. McGowen also spoke about an article regarding Ben Carson's visit to Housing Authorities. The article implies that the message from HUD leadership is to get people to be less dependent and less reliant on assistance by not making residents too comfortable. While the message does not necessarily coincide with the vision of the PHA board, HUD policy changes may eventually affect the PHA. Ms. Sippelle stated that Mr. Carson is on a learning curve.

Chair Newlin also reported that there is a forum to discuss critical issues on the future of Princeton scheduled for Saturday, August 5, 1-4pm, at the library.

V. Unfinished Business

None

A motion to adjourn the meeting was made by Mr. McGowen and seconded by Ms. Sippelle. All were in favor.

Respectfully submitted,

Scott E. Parsons