

2018 ADOPTED BUDGET RESOLUTION

Resolution 2018-12

Princeton Housing Authority

(Name)

HOUSING AUTHORITY

FISCAL YEAR: FROM: July 1, 2018 TO: June 30, 2019

WHEREAS, the Annual Budget and Capital Budget/Program for the **Princeton Housing Authority** for the fiscal year beginning July 1, 2018 and ending, June 30, 2019 has been presented for adoption before the governing body of the **Princeton Housing Authority** at its open public meeting of June 19, 2018; and

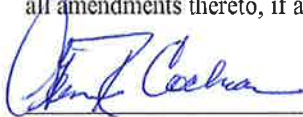
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 1,777,659, Total Appropriations, including any Accumulated Deficit, if any, of \$ 1,771,163 and Total Unrestricted Net Position utilized of \$ - 0 - ; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$225,099 and Total Unrestricted Net Position planned to be utilized of \$ -0- ; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of **Princeton Housing Authority**, at an open public meeting held on June 19, 2018 that the Annual Budget and Capital Budget/Program of the **Princeton Housing Authority** for the fiscal year beginning, July 1, 2018 and, ending, June 30, 2019 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.



(Secretary's Signature)

6/19/18

(Date)

Motion: Logan Second: Sipprelle

Governing Body Member: Aye Nay Abstain Absent

Leighton Newlin	X			
Linda Sipprelle	X			
Henry Pannell	X			
Alvin McGowen				X
Bertha Logan	X			
Michelle Tuck-Ponder				X
Joseph Weiss				X

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF
THE PRINCETON HOUSING AUTHORITY**

RESOLUTION 2018-13

Awarding contract for A/E services for boiler upgrades at Clay Street and Redding Circle

WHEREAS, the Princeton Housing Authority has a need for Architectural/Engineering services in connection with the above captioned work items; and

WHEREAS, the Princeton Housing Authority is permitted to contract for such services pursuant to both the New Jersey Redevelopment and Housing Law and the New Jersey Public Contracts Law; and

WHEREAS, pursuant to the Procurement Policy, the Princeton Housing Authority placed ads in the Princeton Packet and Trenton Times requesting proposals from qualified firms; and

WHEREAS, nine (9) firms requested RFP documents and the Princeton Housing Authority conducted a pre-proposal meeting at which six (6) firms attended; and

WHEREAS, the Princeton Housing Authority received proposals from four (4) firms with prices as follows

- | | |
|--------------------------------|---------------|
| 1. Habitech Architects, P.C. | \$14,475 |
| 2. LS Engineering Assoc. Corp. | \$28,139 |
| 3. Becica Associates, LLC | \$91,750 |
| 4. HAKS | \$98,707; and |

WHEREAS, the Princeton Housing Authority, after review and discussion, rated the firm of Habitech Architects, P.C. the highest based on the criteria set forth in the Specifications for Architectural & Engineering Services.

NOW THEREFORE, BE IT RESOLVED by the governing body of the Princeton Housing Authority that:

1. A contract be awarded to Habitech Architects, P.C. for the above captioned work items in the amount of \$14,475.
2. The Executive Director is authorized and directed to execute the contract and take any and all necessary administrative actions to implement this resolution.
3. The resolution is effective on adoption.

Motion: Sipprelle

Second: Pannell

Governing Body Member: Aye Nay Abstain Absent

Leighton Newlin	X			
Henry Pannell	X			
Linda Sipprelle	X			
Alvin McGowen				X
Bertha Logan	X			
Michele Tuck-Ponder				X
Joseph Weiss				X



Secretary's Signature

6/19/18

Date

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF
THE PRINCETON HOUSING AUTHORITY**

RESOLUTION 2018-14

Required amendment to Admissions & Occupancy Policy for “Preference in Selection of Tenants”

WHEREAS, as part of the RAD conversion, the PHA was required to submit an Affirmative Fair Housing Marketing Plan to HUD in addition to several policies, including the Admissions and Occupancy Policy; and

WHEREAS, HUD has determined that the PHA’s preference policy was too restrictive and needs to be revised; and

WHEREAS, the Assistant Executive Director has been communicating/negotiating with HUD Fair Housing & Equal Opportunity for over a year regarding the preferences along with an acceptable revision to the policy; and

WHEREAS, HUD FHEO has provided the acceptable language for section 2.2.2 of the Admissions & Occupancy Policy, which is attached to this resolution along with the existing policy wording; and

WHEREAS, HUD FHEO expects the Princeton Housing Authority to adopt and immediately implement the new criteria for Admissions/Preference in Selection of Tenants.

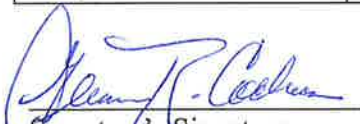
NOW THEREFORE, BE IT RESOLVED that the governing body of the Princeton Housing Authority does hereby resolve to adopt the new language for section 2.2.2 of the Admissions & Occupancy Policy as indicated on the attachment “NEW–Approved by HUD FHEO”.

Motion: Logan

Second: Sipprelle

Governing Body Member: Aye Nay Abstain Absent

Leighton Newlin	X			
Henry Pannell	X			
Linda Sipprelle	X			
Alvin McGowen				X
Bertha Logan	X			
Michele Tuck-Ponder				X
Joseph Weiss				X


Secretary's Signature

6/19/18
Date

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF
THE PRINCETON HOUSING AUTHORITY**

RESOLUTION 2018-15

MOU with Princeton Senior Resource Center for 7/1/18-6/30/19

WHEREAS, the PHA has a need to provide supportive services to its senior and disabled residents along with Social Worker expertise to the administrative staff for handling resident health and safety issues; and

WHEREAS, the PHA and PSRC have a working relationship that dates back to 1973; and

WHEREAS, the attached MOU between the PHA and PSRC covers the period of July 1, 2018- June 30, 2019; and

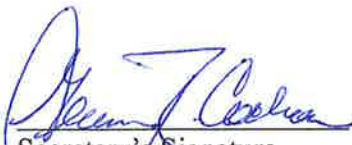
WHEREAS, AED Parsons recommends that the PHA approve the MOU with the PSRC for the twelve month period beginning July 1, 2018;

NOW THEREFORE, BE IT RESOLVED that the governing body of the Princeton Housing Authority does hereby resolve to approve the MOU with the PSRC along with a payment of \$14,000 to PSRC for the services to be provided.

Motion: Sipprelle Second: Logan

Governing Body Member: Aye Nay Abstain Absent

Leighton Newlin	X			
Henry Pannell	X			
Linda Sipprelle	X			
Alvin McGowen				X
Bertha Logan	X			
Michele Tuck-Ponder				X
Joseph Weiss				X


Secretary's Signature

6/1/18
Date

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF
THE PRINCETON HOUSING AUTHORITY**

RESOLUTION 2018-16

MOU with Princeton YMCA for 2017-2018 School Year – After School and Other Programs

WHEREAS, the PHA has a desire to utilize the Henry F. Pannell Learning Center to provide a Monday-Friday, k-5, after-school program for PHA residents during the 2017-2018 school year, along with other programs targeted toward PHA residents; and

WHEREAS, the PHA, from 1993-2011, had partnered with Princeton Young Achievers in providing such programming; and

WHEREAS, in 2011 Princeton Young Achievers combined with the Princeton Family YMCA; and

WHEREAS, since that time the PHA has partnered with the Princeton Family YMCA to provide an after school program; and

WHEREAS, the attached MOU between the PHA and YMCA covers the 2017-2018 school year; and

WHEREAS, AED Parsons recommends that the PHA approve the MOU with the YMCA for the 2017-2018 school year.

NOW THEREFORE, BE IT RESOLVED that the governing body of the Princeton Housing Authority does hereby resolve to approve the MOU with the YMCA along with a payment of \$10,000 to the YMCA for the services to be provided.

Motion: Sipprelle Second: Logan

Governing Body Member: Aye Nay Abstain Absent

Leighton Newlin	X			
Henry Pannell	X			
Linda Sipprelle	X			
Alvin McGowen				X
Bertha Logan	X			
Michele Tuck-Ponder				X
Joseph Weiss				X


Secretary's Signature

6/19/18
Date

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF
THE PRINCETON HOUSING AUTHORITY**

RESOLUTION 2018-17

Fee Accounting Contract for 7/1/18-6/30/19

WHEREAS, the Princeton Housing Authority advertised an RFP for accounting services for the fiscal year 7/1/18-6/30/19 in the Princeton Packet and Trenton Times; and

WHEREAS, six (6) firms requested RFP documents and one (1) proposal was received and evaluated as indicated in the Request for Proposals; and

WHEREAS, Hymanson, Parnes & Giampaolo scored highest on the evaluation.

NOW THEREFORE, BE IT RESOLVED that the governing body of the Princeton Housing Authority does hereby resolve to approve the Agreement for Accounting Services, in the amount of \$14,400, to Hymanson, Parnes & Giampaolo for the fiscal year 7/1/18-6/30/19.

Motion: Logan Second: Sipprelle

Governing Body Member: Aye Nay Abstain Absent

Leighton Newlin	X			
Henry Pannell	X			
Linda Sipprelle	X			
Alvin McGowen				X
Bertha Logan	X			
Michele Tuck-Ponder				X
Joseph Weiss				X



Secretary's Signature

6/19/18

Date

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF
THE PRINCETON HOUSING AUTHORITY**

RESOLUTION 2018-19

RAD Rent Phase-In

WHEREAS, the Princeton Housing Authority has closed on its conversion from Public Housing to RAD PBRA with an effective date of 7/1/18; and

WHEREAS, it is a requirement to develop a written policy that determines the length of rent phase-in period; and

WHEREAS, the policy must be in place at the time of conversion and may not be modified after conversion; and

WHEREAS, the phase in policy only applies to tenants that experience a rent increase of more than the greater of 10% or \$25 purely as a result of the conversion; and

WHEREAS, the PHA selects a 3 year phase in as follows:

- Year 1: any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated Multifamily TTP
- Year 2: Year 2 annual recertification and any interim recertification prior to Year 3 annual recertification – 50% of difference between most recently paid TTP and Calculated Multifamily TTP
- Year 3: Year 3 annual recertification and all subsequent recertifications – Full Calculated Multifamily TTP.

NOW THEREFORE, BE IT RESOLVED that the governing body of the Princeton Housing Authority does hereby resolve to approve the three year rent phase in policy as shown above and in PIH-2012-32, REV-3.

Motion: Sipprelle Second: Logan

Governing Body Member: Aye Nay Abstain Absent

Leighton Newlin	X			
Henry Pannell	X			
Linda Sipprelle	X			
Alvin McGowen				X
Bertha Logan	X			
Michele Tuck-Ponder				X
Joseph Weiss				X


Secretary's Signature

6/19/18
Date