

**PRINCETON HOUSING AUTHORITY  
MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS  
January 15, 2020**

The members of the Board of Commissioners of the Princeton Housing Authority met on Wednesday, January 15, 2020, for a regular meeting at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, NJ.

The meeting was called to order at 6:15 p.m. by Chairperson Newlin and upon roll call, those present and absent were:

Present: Commissioners Newlin, Sippelle, Logan, Weiss, Tuck-Ponder and Attorney Cochran

Absent : Commissioners Pannell and McGowen, Liaison Williams

Guest: Barbara Johnson and Catherine Hart

**Opening Statement**

A motion to open the meeting was made by Ms. Sippelle 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 Wednesday, January 15, 2020 at 6:15 p.m. at the Princeton Municipal Building, 400 Witherspoon 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, 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 the meeting.

**I. Public Comment**

There being no one present from the general public, there was no public comment.

**II. Approval of Minutes**

Upon motion made by Mr. Weiss and seconded by Ms. Sippelle, the Board unanimously approved the minutes of the regular meeting of the Board held on December 17, 2019.

**III. Payment of Bills**

Due to a formatting error in the printout of the check information, the Board unanimously agreed to table the approval of the payment of bills until the February 2020 meeting.

**IV. New Business**

**Tenant Balances** - Ms. Johnson reported that, overall, PHA currently had a 90% collection rate.

**Vacancies:** Ms. Johnson reported that there are currently 3 vacancies.

**Financial Report:** Ms. Hart reported on the status of HAP payments from HUD. Karin Court was current on HAP payments through July, 2019, which Redding was currently only through April, 2019.

The Board reviewed the financial reports included with the meeting package. Upon motion made by Ms. Logan and seconded by Ms. Sippelle, the Board unanimously approved the financial reports.

**VI. Old Business.**

Maple/Franklin: Mr. Weiss reported that the non-excepted portion of Maple Franklin was part of the Mount Laurel “fair share settlement” by the municipality. That settlement is still awaiting judicial approval and cannot move forward without the same.

Mr. Weiss further reported that January 16, the redevelopment committee will be meeting with the architect and planner. Mr. Weiss advised that he intended at that meeting to present his plan for the development of the “excepted” portion of Maple Franklin (*i.e.*, closest to Witherspoon Street). He presented it to the Board for the Board’s initial review and reaction. The plan calls for a series of three story buildings fronting Franklin Avenue with commercial tenants on the ground floor or certain buildings and residential units on the top two floors. Among the proposed commercial uses Mr. Weiss would like to attract is a laundromat and an urgent care facility. Mr. Weiss also advised that he wanted to share this concept plan with our

development partner, PCH.

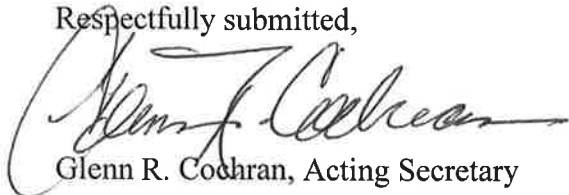
In response to inquiries from the Board as to where we would secure the money necessary to construct these units, Ms. Hart reported that funding for such projects in New Jersey was likely to become more available in the next year or so. Specifically, she cited two pending (but not yet funded) programs:

- 1, \$60 million for “Balanced Housing” is slated to be restored to the New Jersey State Budget; and
2. A program with grants up to \$2M for new developments with low carbon footprints, resident services and unique designs.

She stressed that participation in either of the programs would almost certainly require PHA to eliminate the Princeton preference in tenant selection, but that it was premature to fully consider the matter now until the funding picture becomes clearer.

There being no further business, upon motion made by Ms. Logan and seconded by Ms. Sippelle, the Board unanimously voted to adjourn at 7:25 pm.

Respectfully submitted,



Glenn R. Cochran, Acting Secretary