

Princeton Housing Authority Residents' Council Meeting

June 24, 2024



Call to Order, Attendance, & Minutes

Call to Order

- For the June 24, 2024 Regular Meeting of the Residents' Council of the Princeton Housing Authority, the meeting was called to order at: 1:00 PM by Felicia Spitz, PHA Board Chair.

Attendance & Sign In

- There were 36 members representing 28 households in attendance.
- A quorum was present and required for this meeting.

Minutes

- The minutes of the last meeting were [reviewed](#) (via the website).
- The minutes were accepted as read.
 - Motion to approve by Victoria Floor
 - Second by Sandra Spruill
 - All in Favor - yes; Opposed - none.
 - Motion to approve May minutes carried.

Agenda

June 24, 2024

Guest: PHA Deputy Director, Peggy Brookes

Resident Council Update

- Treasurer's Report
- President's Update

Office Update

- Deputy Director's Report
- Housing Manager's Update

New or Unfinished Business

Public Comment



The background features several concentric circles in light gray, some solid and some dashed, creating a ripple effect. In the center, there is a large orange callout box with a white border and a small triangular pointer at the bottom center. The text inside the box is white and centered.

Guest Speaker:
PHA Deputy
Director:

Peggy Brookes

Guest Program Information

Peggy Brookes, PHA Deputy Director

- PHA Cell Number: 609-212-9907
- PHA email: pbrookes@princetonhousing.org
- Website: www.princetonhousing.org
- Hours: Monday to Friday, 8:30 AM to 5:00 PM

The background features a series of concentric, overlapping circles in light gray, some solid and some dashed, creating a ripple effect. In the center, there is a large orange callout box with a white border and a white triangular pointer pointing downwards. The text is centered within this box.

Resident Council Update

Treasurer's Report

President's Report

HUD Allowable Activities

TPF Decision Support Tool

- Coordination of support services
- Youth activities such as after school care or homework help
- Training for residents related to child care, early childhood development, and parent involvement
- Planting and maintaining a community garden or beautifying the property
- Healthy living classes such as exercise or smoking cessation classes, or having a chef train residents on healthy cooking
- Senior programs such as health, wellness, staying active
- Financial management or literacy classes and support
- Mental health and wellness classes such as meditation/yoga
- Childcare for any eligible event
- Youth sports programs — such as basketball tournaments or bike riding classes
- Violence prevention programs
- Computer lab and/ or computer classes

HUD Disallowed

- Expenses are not allowed for:
- Any activities prohibited by fair housing, non-discrimination laws.
- Purchase of alcoholic beverages
- Entertainment (tickets, meals, lodging, rentals, transportation, tips), if the purpose of the event is:
 - Amusement (examples: trips to theme parks, county fairs)
 - Diversions (examples: theatre, movies, sports events)
 - Social activities (examples: parties, bowling nights)
- Organized fundraising (including financial or political campaigns, requesting gifts, expenses to raise capital)
- Gambling events

Treasurer's Report

2024-25 Fiscal Year Budget report by Victoria Floor

- Balance Remaining (\$0,000) - none yet
- Requests for expenses submitted - none yet

Resident Council of the PHA Annual Budget 2024-25	Date	Description of expenses	Expected (Budget)	Actual	Difference	TP \$ used	Other Income Used (non TP %)
Income							
Income Source: TP Funds	7/15/2024	50% of Tenant Participation Funds	\$1,620		\$1,620		
Income Source: TP Funds	1/15/2025	50% of Tenant Participation Funds	\$1,620		\$1,620		
Total Income			\$3,240		\$3,240		
Expenses							
Online or Zoom Training Classes for Board of Directors members	3Q 2024	Training for Board of Directors	\$250		\$250		
Accessories for Health Classes for up to 15 participants	9/1/2024	resistance bands, 1-2 lb. weights	\$300		\$300		
December Holiday Craft and Cookie Swap Party (1 at Redding and 1 at Spruce)	12/1/2024	Materials to make ornament for 150 participants	\$1,125		\$1,125		
Spring Into Summer Community Garden Planting Party	3/1/2025	Plants and tools for Raised Bed Gardens at Participating Developments*	\$1,500		\$1,500		
Other (describe)							
Total expenses			\$3,175		\$3,175		
Year-end balance			\$65		\$65		
Date Approved by Resident Council: _____			Date Approved by the PHA: _____				
Resident Council President (name and signature)			Resident Council Treasurer (name and signature)				
PHA Representative (name, position, and signature)							
<small>* To qualify as a "Participating Development" the Community Representatives from that Development would have to identify a Garden Captain who agrees to water and tend the garden.</small>							

- Motion to approve budget and send to PHA by Kent Payne
- Second by Patricia Gillette
 - All in Favor - yes; Opposed - none
 - Motion to approve initial budget carried.

President's Report

Board of Commissioners' Update from Patricia

- Policies
 - 9 new, 8 for staff, 1 for tenants (Smoke Free)
- Projects
 - Preschools - behind
 - Community Room - dedication to Ron in August at BBQ
- Other News from the June 19, 2024 meeting of the Board of Commissioners

Resident Council Update

- News from the Board of Directors
 - Need volunteers from each community
- Nominations for Community Representatives?



Nominations for
Community
Representatives

Redding Senior/Disabled

- Name:
- Name (Person with Disability):

Redding Family

- Name:
- Name (Dual Language Speaker):

Hageman Family

- Name:
- Name (Dual Language Speaker):

Lloyd Senior/Disabled

- Name:
- Name (Person with Disability):

Karin Court

- Name:
- Name (Dual Language Speaker):

The background features a series of concentric, overlapping circles in light gray, some solid and some dashed, creating a ripple effect. In the center, there is a large orange speech bubble with a white outline and a small tail pointing downwards.

Office Update

Deputy Director's Report

Housing Manager's Report

Deputy Director's Report

Deputy Director's Updates from [Name]

- **Authority-wide projects**

- Location, Start & end dates

- # of disruption (if any)

- **Work orders**

- Number this month

- Rental Arrears Total for [Month] and # of Tenants with High Balances

- **Other**

Housing Manager's Report

Housing Manager's Updates from Namej

- **Tenant Rent**
 - Income changes => Recertification
 - Annual Recertification Due Dates
 - Assistance Program Updates

Vacancy Report

Type of Unit	0 BR	1 BR	2 BR	3 BR	4 BR
Family					
Senior or Disabled					

- **Other**



Business,
Comments,
& Adjourn
Meeting

New or Unfinished Business

- Robin Bivins - thinking about community representative

Public Comments

- Sylvia - about timing of waiting list re-opening and process for letting tenants and the public know
 - This year and PHA Office will send out flyer to both current tenants and the public

Meeting Adjournment

- Motion by Victoria Floor
- Second by Kent Payne
 - All in Favor - yes; Opposed - none
 - Motion to adjourn carried.