

Princeton Housing Authority Residents' Council Meeting

October 21, 2024

Agenda

October 21, 2024

Guest: Jessica Alpert, Catholic Charities

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

Join Us and Hear from a Guest Speaker*
Monday, October 21st from 1:00 - 2:30 PM
Main Office - 179 Spruce Circle

Meeting Agenda

- Meet **Jessica Alpert, Catholic Charities**
- Resident Council Business
- PHA Board of Commissioner Updates
- News from the Office
- Public Comment

Join by Zoom, if you can't make it in person:

Login Link:
<https://tinyurl.com/tenantcouncilpha>
Meeting ID: 847 1841 5150
Passcode: TCPHA

*Light Refreshments are free - courtesy of Catholic Charities

Calling All Artists, Crafters, and Bakers!
We need YOU for a Holiday Craft & Cookie Swap

Annual Holiday Craft & Cookie Swap
Sunday, December 8th, 1:00 to 4:00 PM
Ronald M. Caporelli Community Center, 1 Redding Circle

Arts & Crafts
We're looking for tenants who would like to share their arts or crafts knowledge by helping children make a holiday craft or ornament. If you have a favorite craft, send us the list of materials needed and the Residents Council will supply what you need to help the kids create a special project. **You'll need to be present to help the children during the party on December 8th.**

Bakers
We're looking for tenants who would like to share their favorite cookie or bar—**OR the recipe!** Everyone is encouraged to bring a few dozen individual cookies or bars to share or send the recipe and the Residents Council will make a holiday treat cookbook out of the recipes submitted in advance.

To participate in a craft or share a recipe for the cookbook, please contact Victoria Flier at 650-775-2319 or scan the QR code to the left and sign up electronically.

PRINCETON HOUSING AUTHORITY



Call to Order, Attendance, & Minutes

Call to Order

- For the October 21, 2024 Regular Meeting of the Residents' Council of the Princeton Housing Authority, the meeting was called to order at: 1:08 PM by Patricia Gillette.

Attendance & Sign In - *Did Everyone Sign In?*

- There were 15 members (represented units) in attendance.
- A quorum was not present or required for this meeting.

Minutes

- The minutes of the last meeting were reviewed via the website.
- The minutes were accepted as read.

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 small triangular pointer at the bottom center. The text "Guest Speaker" is written in white, sans-serif font inside this box.

Guest Speaker

Princeton Integrated Behavioral Health



Feeling anxious or depressed? Help is right around the corner.

Princeton Integrated Behavioral Health, within walking distance from downtown, welcomes anyone who needs help – regardless of faith, ethnicity or ability to pay.

If you are:

- Overwhelmed with school or work
- Facing relationship or family challenges
- Having difficulty concentrating or making decisions
- Losing interest in activities you used to enjoy

We provide:

- Mental health counseling
- Medication management
- Telehealth available

Scan for a full list
of services



Walk-ins welcome!

Mondays through Fridays from 8:30 am to 5 pm
Mondays and Wednesdays from 8:30 am to 8 pm
Or, call us for an appointment: **609-924-8018**

**Take control of your mental health and
speak to a therapist today!**

Princeton Integrated Behavioral Health
(Lower Level)
1 Monument Drive
Princeton, NJ 08540



Guest Program Information

Jessica Alpert from Princeton Integrated Behavioral Health/Catholic Charities

- For information or to enroll 609-924-8018
- Email Address: jalpert@cctrenton.org
- Organization Website:
www.catholiccharitiestrenton.org
- Hours of Operation:
 - **Monday, Wednesday:** 8:30 AM - 8:00 PM
 - **Tuesday, Thursday, Friday:** 8:30 AM - 5:00 PM

The background features a series of concentric, overlapping circles in light gray, some solid and some dashed, creating a ripple effect. Centered on this background is a large orange shape that resembles a speech bubble or a callout box. It has a solid orange top bar, a larger orange body with a pointed bottom, and a small orange tail pointing downwards from the center of the body. The text is white and centered within the orange shape.

Resident Council Update

Treasurer's Report

President's Report

Treasurer's Report

2024-25 Fiscal Year Budget report by Victoria

Balance Remaining for year end

- \$ 252, for holiday recipe book printing
- Another \$1,620 available in January

| 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 | \$0 | | |
| 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 (Ronald Caporelli Community Room) | 12/1/2024 | Materials to make ornament for 150 participants | \$1,125 | \$873 | \$252 | | |
| 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 | \$873 | \$2,302 | | |
| Year-end balance | | | \$65 | | \$938 | | |

President's Report

Board of Commissioners' Update from Patricia

- Projects - 3 preschool classrooms are nearing completion
- Other News from the October 16, 2024 meeting of the Board of Commissioners
 - The PHA is hoping to hire full-time Executive Director in 1Q 2025

Resident Council Update

- December 8th, 1-4 PM Holiday Craft & Cookie Swap Event
- Ronald M. Caporelli Community Room, 1 Redding Circle

The background features several concentric circles of varying radii, some solid and some dashed, in a light gray color. In the center, there is a large orange speech bubble with a white outline and a small tail pointing downwards. The text is contained within this bubble.

Office Update

Deputy Director's Report

Housing Manager's Report

Deputy Director's Report

- **Authority-wide projects**
 - **Pannell and Redding Pre-K:** coming soon, 3 classrooms
 - **Fall projects**
 - Spruce Courtyard scheduled for this week
 - Bike racks at Spruce have been ordered and will be installed and garden carts locked to them. McCaffrey's carts returned.
 - **Bi-Annual inspections:** Spruce & Redding Senior in November 2024; and Redding Family/Clay in January.
 - **Parking**
 - Letters will be going out that overnight parking at Spruce, Redding and Karin Court are for **residents only.**
 - Vehicle registration forms will also be going out, you will have to provide a copy of the vehicle's NJ registration and proof of insurance.
 - Letters will also address removal of commercial vehicles and disabled vehicles on property.
- **Work orders in September: 411**
 - Turnovers and grounds were a majority of requests
 - Patterns: **clogged drains**
 - Finding excess hair, caps, toothbrushes, and grease. **Only water should be going down drains!**
- **Rental Arrears**
 - **Karin Court \$19,012** (4 units)
 - \$12,026 is the majority & owed by 1 unit, tenant on repayment plan.
 - **Redding, Clay, Spruce \$115,939** (19 Units)
 - \$38,410 Evicted
 - \$16,607 Evicted
 - \$3,945 Evicted
 - Remaining balances tenants either have repayment plans or assistance coming from Community partners.
- **Other**
 - **Rent Drop Off Day:** Tuesday, **November 5th** the office at 179 Spruce Circle will have open hours from **10am-noon.** Drop off rent, meet Erika and Peggy!

Housing Manager's Report

Housing Manager's Updates from Erika

Tenant Rent




- **Reminder:** income changes will be reflected on Recertifications. ***If your income changes, please report it!***
- **Assistance Program Updates:** HIP (Housing Initiatives of Princeton), Arm in Arm, and Catholic Charities. Working on a few more.

Vacancy Report

| Type | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR |
|--------------------|---------------------------------|--|----------------------------|-----------------------------|------|
| Family | | | 2 19C-11/1 20C- Demo | 2 21R-12/1 71C - Demo | |
| Senior or Disabled | 2 222R - Demo 405R - Demo | 3 402R-11/1 198S-11/1 106R-12/1 | 1 183D-10/21 | | |

Other

- **Annual Recertification** due on July 1st. Office will send out earlier next year but retain effective date of July 1st, unless you just moved in.
- **Tenant notices:** Inspection notices went out for Karin Court and 30-Day nonpayment notices
- **Capital Health** will be going door to door and handing out goodie bags on October 24th
- **Catholic Charities** is available at 1 Monument Drive, walk ins or appointments.
- Will schedule office hours at 1 Redding should tenants need for lease signings.



Any Business or Comments?

New or Unfinished Business

- None brought forward

Public Comments

- Fay and Patricia, signage about commercial size loads being taken to laundromat. Overloading is causing machines to break down
- Victoria - need translation, use flags on website; Kent re-issue the I Can Speak language card?
- Fay - people are dropping cigarette butts around the grounds. Felicia indicated to refer to the Smoke Free policy on the website

Meeting Adjournment

- Motion by Patricia
- Second by Will
 - All in Favor
 - No one Opposed