

Princeton Housing Authority
Residents' Council Meeting

Agenda

November 25, 2024

Guest Speaker

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 for a Lunch & Learn*
Monday, November 25th from 1:00 - 2:30 PM
Main Office – 179 Spruce Circle



Luncheon Agenda

- Laura & Sonja, Lending Services, Princeton Public Library
- 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: 1CPHA

** Sandwiches, salad, fruit & cookies will be provided for lunch*



Join Us for the 1st Annual Holiday Craft & Cookie Swap
Sunday, December 8th from 1:00 - 4:00 PM
Ronald M. Caporelli Community Center
1 Redding Circle



Arts & Crafts
There are craft projects for kids and adults! Come and dip some hot chocolate or cider while you make presents for loved ones.



Cookies
Bring a dozen individual cookies or bars to share or just come and fill up a tin to take home and enjoy.

This FREE Holiday Craft & Cookie Event is sponsored by the PHA Residents' Council

PRINCETON HOUSING AUTHORITY



Call to Order, Attendance, & Minutes

Call to Order

- For the November 25, 2024 Regular Meeting of the Residents' Council of the Princeton Housing Authority, the meeting was called to order at: 1:05 PM by Sue Orantes.

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

- There were 12 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.

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Guest Speaker

The Benefits of a
Princeton Public Library

Card



Borrowing Privileges

The logo for Princeton Public Library, featuring the word "princeton" in a lowercase, white, serif font. The letter "o" is replaced by a white icon of an open book. The logo is set against a red background with a faint, larger-scale version of the same logo behind it.

princeton

Princeton Public Library
princetonlibrary.org
(609) 924-9529

- Print Books
- eBooks & audiobooks
- DVD's & Blu-ray discs
- Library of Things
- Museum Passes
- Magazines
- Video Games

Download & Stream



eBooks & audiobooks

Streaming Video

Music

Magazines & Newspapers

Download & Stream



Libby

Libby is the reading app to access the Princeton Overdrive collection which includes ebooks, audiobooks and magazines.



Hoopla

Immediate access to thousands of ebooks, audiobooks, comics and music albums.



Kanopy

A video streaming service which offers a broad selection of quality documentaries, feature films, and training videos.

Download & Stream

The New York Times

The New York Times

Access the latest coverage of business, politics, news of the world, entertainment, arts, sports and more.



PressReader

PressReader provides access to The New York Times, hundreds of other papers from around the world plus The Economist magazine.

Museum Passes



- *American Museum of Natural History*
- *Battleship New Jersey*
- *The Guggenheim Museum*
- *Intrepid Sea, Air, & Space Museum*
- *Moreven Museum & Garden*
- *Museum of Modern Art (MoMA)*
- *Newark Museum of Art*
- *The New York Historical Society*



Mobile Internet Kit

Connect anytime, anywhere with a Chromebook and wireless hotspot, paired for convenience and accessibility.



Blu-ray/DVD Player

LG Blu-ray and DVD player delivers Full HD 1080p video performance along with high-definition sound.



Youth Nature Explorer Backpack

Ideal for inspiring families with children to explore the great outdoors, with the aid of kid-friendly tools and field guides.



Smart Projector Kit

Use the Nebula Apollo to watch movies, stream content from a smartphone, tablet or computer, or use as a Bluetooth speaker.



Launchpad

Children can explore high-quality, ad-free learning apps in a variety of topics, including STEAM and language learning.



Learn a Language



Mango

An online language learning system that teaches real conversation skills for practical communication.



Muzzy Language Learning

Award-winning BBC Online Language Program for children from beginners to early intermediate language learners.

*Online Homework Help
& Resources for Children*



brainfuse
ignite your mind



Thank You!



Guest Program Information

Laura Bishop & Sonja Vloeberghs, Princeton Public Library

- For information, call **609-924-9529**
- Email Address: lbishop@princetonlibrary.org
or svloeberghs@princetonlibrary.org
- Library Website: <https://princetonlibrary.org/>
- Hours of Operation
 - 📖 Monday - Thursday: 9 AM to 9 PM
 - 📖 Friday - Saturday: 9 AM to 6 PM
 - 📖 Sunday: Noon to 6 PM

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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

- HUD Management & Operations Inspection postponed until 12/2
- **Preschool Classrooms:** at Redding opened 11/4; Pannell opens tomorrow!!!
- Sports Court @ Redding Family is next

Resident Council Update

- News from the Board of Directors -
HOLIDAY EVENT on Sunday, December 8th
 - Free craft projects for kids and adults: bead ornaments, burlap wreath, snowflake picture frame, snow globe, painted wooden ornaments and more!
 - Cookies, hot cocoa & apple cider, and more!
 - Ronald M. Caporelli Community Room at 1 Redding Circle
 - 1:00 to 4:00 PM

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Office Update

Deputy Director's Report

Housing Manager's Report

Deputy Director's Report

Authority-wide projects

- **Fall projects**
 - Spruce Courtyard almost completed: Bike racks at Spruce have been installed; Garden carts locked to racks; Benches refurbished
- **Bi-Annual inspections:** Ongoing November 2024 - March 2025
- **Parking**
 - Letters sent out: **Overnight parking for residents only. NO commercial or disabled vehicles. ONLY 1 vehicle per unit!**



Work orders in October: 449

- **Turnovers** and grounds were a majority of requests
- **Patterns: clogged drains**
 - Finding excess hair, caps, toothbrushes, and grease. **Testing new sink stoppers** and grease dissolving products



Rental Arrears

- **Karin Court \$13,693** (2 units)
 - \$11,026 repayment plan.
- **Redding, Clay, Spruce \$46,215** (30 Units)
 - \$4,684 repayment plan
 - \$6,163 HIP assistance
 - The other \$35,000 is between 28 tenants

Other

- **Grills/Stage 3 Fire Restrictions**
- **Water Conservation - NJ American Water**
- **Rent Drop Off Day:** Tuesday, **December 3rd** the office at 179 Spruce Circle will have open hours from **10 AM - 1 PM**. Drop off rent, meet Erika and Peggy!



Housing Manager's Report

Tenant Rent

- **Income changes:** Request recertification ASAP
- **Assistance Programs:** HIP, Arm in Arm, & Catholic Charities

Vacancy Report (C=Clay, R=Redding, S=Spruce, K=Karin)

Type	0 BR	1 BR	2 BR	3 BR	4 BR
Family			2 19C-12/1 20C-Demo	2 21R-12/1 71C-Turnover	
Senior or Disabled	3 222R-Demo 405R-Demo 205R-Turnover	3 402R-Showing 198S-Showing 106R-Turnover			

Other

- **Bulk Trash**
- **Catholic Charities** is available and offers walk ins
- Starting January 2025, twice monthly mini **Princeton Human Service** clinics with **Arm in Arm**.
 - **1st Monday:** Spruce Circle Community Room @ 179 Spruce Circle
 - **3rd Monday:** Ronald M. Caporelli Community Room @ 1 Redding Circle
 - **Hours:** 10 AM - 1 PM



Any Business
or
Comments?

New or Unfinished Business

- None

Public Comments

- Fay Simeone people are feeding animals which brings rodents and other pests into units. People are throwing garbage into areas and not placing in a receptacle.

Meeting Adjournment

- Motion by Willie Bruce
- Second by Sue Orantes
 - All in Favor