

Princeton Housing Authority
Residents' Council Meeting

Agenda

March 24, 2026

Resident Council Update

- ELECTIONS!
- Treasurer's Report
- President's Update

Office Update

- Projects
- Rental Arrears

Vacancy Report

New or Unfinished Business

Public Comment

The image shows two overlapping Zoom meeting invitation cards. The top card is titled "Join Us for a Lunch & Yarn*" and the bottom card is titled "Acompáñanos a un Almuerzo y Tejido*". Both cards provide details for a meeting on Tuesday, March 24th from 1:00 - 2:30 PM at Ronald M. Caporelli Community Room - 1 Redding Circle. The cards include a list of agenda items, a Zoom login link, meeting ID (853 7216 9295), and passcode (RCPHA). A note at the bottom of each card states: "*Sandwiches, salad, & fruit will be provided for attendees." The cards feature a background image of colorful yarn balls.

Join Us for a Lunch & Yarn*
Tuesday, March 24th from 1:00 - 2:30 PM
Ronald M. Caporelli Community Room - 1 Redding Circle

Luncheon Agenda

- Biennial Elections: 2026-28 Board of Directors (President, Vice President, Treasurer, Secretary)
- Yarn Crafts Kick Off: Free Supplies (yarn, hooks, needles, & patterns)
- PHA Board of Commissioner Updates
- Office Updates & Initiatives
- Public Comment

Join by Zoom, if you can't make it in person:
Login Link:
<https://tinyurl.com/ResidentCouncilPHA>
Meeting ID: 853 7216 9295
Passcode: RCPHA

*Sandwiches, salad, & fruit will be provided for attendees.

Acompáñanos a un Almuerzo y Tejido*
Martes 24 de marzo, de 1:00 a 2:30 PM
Ronald M. Caporelli Community Room - 1 Redding Circle

Luncheon Agenda

- Elecciones bienales: Junta Directiva 2026-28 (Presidencia, Vicepresidencia, Tesorería, Secretaría)
- Inicio de Manualidades con Hilos: Materiales gratis (hilo, ganchos, agujas y patrones)
- Actualizaciones de la Junta de Comisionados de la PHA
- Actualizaciones e iniciativas de la oficina
- Comentarios del público

Únete por Zoom, si no puedes hacerlo en persona:
Enlace de inicio de sesión:
<https://tinyurl.com/ResidentCouncilPHA>
ID de reunión: 853 7216 9295
Código de acceso: RCPHA

*Se proporcionarán sándwiches, ensalada y fruta para los asistentes.



Call to Order, Attendance, & Minutes

Call to Order

- For the March 24, 2026 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 14 members in attendance.
- A quorum was present for this meeting.

Minutes

- The [minutes](#) of the last meeting were reviewed via the website.
- The minutes were accepted as read.

The background features several concentric circles of varying radii, some solid and some dashed, in a light gray color. A prominent green callout box is centered on the page, containing the text "2026 Biennial ELECTION".

2026 Biennial
ELECTION



2026-28
Election

CONGRATULATIONS TO THE BOARD!

Nominations Resident Council Board of Directors:

President: Patricia Gillette

Co-Vice Presidents: Willie Bruce & Kent Payne

Treasurer: Karen McMullen

Secretary: Susan Orantes and Fay Simeone

Motion: Fay, Second Kent: All in Favor

The background features several concentric circles in light gray, some solid and some dashed, creating a ripple effect. A large green callout box is centered on the page, containing the text.

Resident Council Update

Treasurer's Report

Board & President's Report

Treasurer's Report

2025-26 Fiscal Year Budget report

Balance Remaining for fiscal year end June 30th

- \$2,553.16
- Garden expense will be deducted and less than the \$198.16 difference from the Holiday Craft Event
- Mural will be finished this Spring

Resident Council of the PHA Annual Budget 2025-26	Date	Description of expenses	Expected (Budget)	Actual	Difference
Income					
Income Source: TP Funds	7/15/2025	50% of Tenant Participation Funds (50% of 15 x 202)	\$1,477.50	\$1,477.50	\$0.00
Income Source: TP Funds	1/15/2026	50% of Tenant Participation Funds (50% of 15 x 202)	\$1,477.50	\$1,477.50	\$0.00
Total Income			\$2,955.00	\$2,955.00	\$0.00
Expenses					
December Holiday Craft and Cookie Swap Party (Ronald Caporelli Community Room)	12/1/2025	Materials to make ornament for 150 participants	\$600.00	\$401.84	\$198.16
Yarn Craft Group	10/1/2025	Materials to make scarf and hat	\$525.00		
Community Painting Project	6/1/2026	Project description	\$1,830.00	\$0.00	\$1,830.00
Other (describe)					
Total expenses			\$2,955.00	\$401.84	\$2,553.16
Year-end balance			\$0.00	\$2,553.16	-\$2,553.16

Board & President's Report

Board of Commissioners' Update from Felicia

- Policies - Tenant Selection Plan
 - Wait list will open soon!
 - Updates coming for Newark
- Other News from the February/March meeting of the Board of Commissioners
 - Newark Interlocal for Faircloth (500 units)
 - OCAFs from 2019 and 2020 received!

Resident Council Update from Patricia

- Yarn Crafts @ 1 Redding - twice monthly
 - Tuesdays - 1st and 3rd
 - Afternoons

A green speech bubble graphic with a white outline, containing the text "Office Update". The speech bubble has a tail pointing downwards. The background features several concentric, overlapping circles in light gray, some solid and some dashed, creating a subtle pattern.

Office Update

Office Update

Authority-wide projects

- Soil from behind Clay Street buildings have been removed.
- Two Redding Senior bathtubs were converted to walk in showers.
- Redding Circle mural will be completed in Spring
- Bi-Annual inspections in process. NSPIRE inspection – next 60 days.
- Do NOT put burning materials into garbage until they are fully extinguished

Work orders

- In 2025: **6,435 work orders**
- Turnover work and grounds majority of work orders
- **PLEASE** place work orders when problems occur. There are too many repairs identified during inspections.
- Bulk item pick-ups are Work Orders - call in please!.

Rental Arrears

- Redding, Clay, Spruce \$36,340
- Karin Court \$10,458

Office Update (continued)

Tenant Rent

- Reminder: Income changes => Recertification
- Assistance Programs are available!

Other

- Catholic Charities, 1 Monument Drive, walk ins or appointments
- Mini Health Clinics will resume every two weeks starting in March
 - Arm in Arm, Princeton Human Services, and RWJ Snap
 - Hours will be 10 AM - 1 PM.
- If you call the office & no one answers, ***please leave a message.*** We will respond same day.
- ***Office hours are by appointment only.*** Drop documents, checks, etc. in black boxes located at:
 - 1 Redding Circle
 - 50 Clay Street
 - 179 Spruce Circle

Vacancy Report

Type	0 BR	1 BR	2 BR	3 BR4	4 BR
Family			3 Units 3K - HOLD 43C-in progress 51R- READY	4 Units 13K - HOLD 37C-in progress 68C-budget 62R-budget	1 Unit 80R-budget
Senior or ADA	7 Units 186BS-budget 186CS-budget 213R-READY 214R-READY 218R-budget 221R-budget 223R-READY	6 Units 186AS-READY 191S-READY 198S-READY 200S-budget 205S-budget 106R-READY			



Any Business
or
Comments?

New or Unfinished Business

Public Comments

- Comment from Fay - don't overload laundry machines
- Comment from Patricia - no washing rugs
- Comment from Karen - garbage and cans not being promptly removed from units, drawing pests

Meeting Adjournment

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