



PRINCETON HOUSING AUTHORITY

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BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 202207-20 Meeting July 20, 2022, 6:15 PM

Join Zoom Meeting: <https://us02web.zoom.us/j/84547037405>

Dial-In Number: 312 626 6799 Webinar ID: 84547037405

I. Roll Call – Call to order

II. Opening Statement:

The following is an accurate statement concerning the providing of notice of this regular meeting of the Board of Commissioners: 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 virtually on Wednesday, July 20, 2022 at 6:15 p.m. via Zoom 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 notice 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, the official newspaper of the Princeton Housing Authority, notice hereof; and
3. Filing notice hereof on with the Clerk of the Municipality of Princeton, 400 Witherspoon Street, Princeton, New Jersey; and
4. Solely because of the COVID -19 pandemic and the Executive Orders of the Governor of the State of New Jersey, the meeting is being conducted virtually by internet.

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 this meeting.

III. Public Comment

IV. Approval of Minutes May 18, 2022

V. Interim Executive Director's Report

- a. Update on Vacancies and Properties
- b. Financial report

VI. Operations & Committee reports:

- a. Tenant balances and operations matters
- b. Pannell Ctr/Clay St Committee Report
- c. Operations/Personnel Committee report
- d. Redevelopment Committee report

VII. Resolutions

- a. Resolution ratifying and approving payment of bills for May, 2022
- b. Resolution ratifying and approving payment of bills for June, 2022
- c. Resolution approving tree removal services with Justin Tree Services
- d. Resolution approving and accepting quote from the New Jersey Public Housing Authority Joint Insurance Fund for All Lines Insurance Coverage for the Princeton Housing Authority
- e. Resolution adopting the approved State Budget for FY2022 for the Princeton Housing Authority

VIII. Unfinished Business

- a. Updates on projects and other operations

IX. New Business

X. Closed Session

XI. Adjournment

Note: The meeting may also include other PHA business matters deemed necessary by the Board of Commissioners

Minutes from PHA Board of Commissioners regular meeting on July 20, 2022 at 6:15PM.

Location: Due to Covid Restrictions virtual via zoom

Chairman Weiss called the meeting to order.

Chairman Weiss read open public meetings statement.

Chairman Weiss took roll call for attendance.

Attendance:

Chairperson Weiss - present

Commissioner Sippelle – absent

Commissioner Pannell - present

Commissioner Logan – present

Commissioner Spitz – present

Commissioner Velazquez – present

Council Liaison Newlin – present

Legal Counsel Casey – present

Executive Director Clarke - present

Chairman asked Mr. Clarke to take minutes of the meeting.

Chairman apologized for the technical issues with Zoom and the Zoom cameras and then asked for any public comment session.

Chairman noted and welcomed Kate Warren, chairperson of Princeton Housing Board.

Chairman welcomed Maureen Fullaway, Member of Princeton Affordable Housing.

Chairman recognized Maria Juega and Matthew Mleczko.

Other members of the public in attendance: Mr. Michael Floyd; Ms. Earline Baumunk

Matthew Mleczko commented about the CDBG grant programs relating to broadband, wifi and internet coverage on PHA properties. Mr. Mleczko asked what the status of the \$178k allocation was for.

Commissioner Spitz stated that the PHA was aware of the ACP that HUD announced on May 6, that will defer broadband for up to \$30/month. The difference between that and the WIFI project that we are looking at with the town is that one is for infrastructure to get wifi out to the units and the other is for assistance towards paying your monthly fee.

Commissioner Spitz stated that “In a perfect world we would have the wifi out there through the CDBG funds out there and the HUD program funds which are something we would enroll our current residents in so they get the up to \$30 per month coverage”.

Commissioner Spitz stated “the other \$170K funds we are actually looking renovate a couple of different sites including the Pernell center. Where we can help out the school district and host a pre school there. Instead of just after school and summer programs that we host”.

Commissioner Spitz state that “we are in the process of getting bids that I will talk about more in my report”.

Chairman called for approval of minutes from May 18, 2022 Board of Commissioners meeting. He asked for any comments or revisions.

Commissioner Spitz asked in the minutes were posted to website and Chairman stated "not yet, we have to approve them before we post them".

Commissioner Logan made a motion to approve the minutes and seconded by Commissioner Velazquez.

Commissioner Spitz asked for a role call on the vote because video was not available.

Commissioner Pannell-yes, Commissioner Velazquez-yes, Commissioner Sippelle – absent, Commissioner Spitz – yes, Commissioner Logan – yes and Chairperson Weiss- yes.

Mr. Clarke gave his report on vacancies, operations and other matters.

Mr. Clarke stated all PHA units were being inspected and work orders from those inspections will be generated and competed.

Mr. Clarke also reported on tree removals from various properties and stated those would be ongoing over the next several months with in the PHA budget.

Councilman Newlin commented, that its apparent that work is getting done and properties are looking better.

Mr. Clarke gave financial report through the end of June. He reported that the authority will close the year with a surplus after the books are closed with period ending June 2022.

Mr. Clarke also stated that once the board approves the new budget various projects will start and be underway by September or October of this year.

Commissioner Logan asked a question about a purchase from Lorainnes and what that was for.

Mr. Clarke stated that the purchase was for staff uniforms and apparel.

Commissioner Spitz commented that residents appreciate staff having uniforms that identify them as PHA staff.

Mr. Clarke gave a brief report on tenants account owed and an update on rent collection.

Mr. Clarke stated that there are 5-6 tenants that we may need to move on into court because they have ignored all collection efforts and repayment offers.

Mr. Clarke stated we want to work with all tenants who are willing to enter into repayment agreements, but if we have to we will take action against those who ignore the program requirements.

Chairman Weiss asked if tenant balances have gotten worse or relatively the same.

Mr. Clarke stated that some tenants have paid and new tenants have been added so the amounts fluctuate. He also stated that as we perform annual exams, we are finding unreported income.

Commissioner Velazquez asked if rental changes were going forward or retroactive.

Mr. Clarke stated that they are retroactive.

There was discussion between Mr. Clarke and Commissioner Velazquez regarding tenant rental payments and some of the issues concerning unreported income and repayment agreements.

Chairman Weiss asked if there were any other questions, there were none.

Chairman Weiss asked Commissioner Spitz to give her committee report.

Commissioner Spitz reported on special projects free to the housing authority and partnerships to install gardens at Redding Senior, outside laundry facilities where 2 4x8 garden beds were installed, as well as a food pantry within the senior laundry room. She has been working with Mercer street friends to pack and stock. Food seems to be flying off the shelves and the pantry is restocked weekly. The garden has started to produce vegetables. Eggplants, zucchinis, cucumbers and tomatoes.

Commissioner Spitz partnered with the resident council on June 5 to get a flyer together and send out to all residents making them aware of the garden and again on July 11 to get additional feedback.

With regard to CDBG, On May 25th, Commissioner Spitz met with Mark Leckington, Maureen Fullaway, Ed Smear and Bob Kasey to discuss the projects and the scope for each was approved so all we need now are the budgets to make final decisions before we move forward.

Commissioner Spitz stated that she attended the public hearing for the first tranche of the CDBG funds. On June 6th with Mark Leckington and Maureen Fullaway. She also confirmed that Commissioner Sippelle and Maria Fuega were in attendance and that it looked like our preschool project and town wifi project were the two main projects that will be considered.

Commissioner Spitz stated that discussions occurred regarding getting the A&E firm under a not to exceed contract to move the project forward. This was approved by the chair and was necessary and needed to stay on schedule.

Commissioner Spitz met with Mike Bejsiuk on June 13th to review three sites. On June 30th Mr. Bejsiuk brought site engineers and inspectors out to all three locations to begin working out feasibility and cost estimates. Commissioner Spitz requested courtesy inspections from the Department of children and family services and on June 3rd Pannell was inspected and on June 20th Redding was inspected. A report will be generated from those inspections.

Commissioner Spitz also reported that the contact at the YMCA, Lee Zinc, has resigned and in the process of transferring over all projects to Paul Zeiger.

Commissioner Spitz also met with town engineering and zoning because the Pannell Center was built with two use variances and the town wanted to ensure that this was an approved use allowing us to create a play area on the side of the building.

Commissioner Spitz also met with Derek Bridger and Dan Weissman on July 15th. Mr. Bridger has confirmed that it is the same use however if the project requires encroachment of that parking spot currently out front of the Pannell Center we would have submit a minor site plan application.

Commissioner Spitz is also working with Maureen Fullaway on the wifi project and was able to eliminate three of the sites in the original proposal. On the Franklin and Maple sites, for those two sites whatever project that goes there will have their own WIFI, so it's not needed at those locations. With regard to Karin Court,

Commissioner Spitz contacted Princeton University and was able to discover that 13 of the 16 families have their own WIFI service and 3 of the families are being provided internet through a program at the public school, so

Karin Court also doesn't need to be included in the WIFI project. On July 18th Commissioner Spitz met with Maureen and two of the people from Princeton University and they have worked out everything, so a letter was written to rescind the requests for those three locations. Commissioner Spitz asked if anyone had any questions on the Special Projects report.

Commissioner Logan asked if Pannell would be losing one parking space and Commissioner Spitz said there is a possibility that it may be required, but we only need 525 square feet and we may have that on the side without encroaching so we just have to get a better measure on it.

For the Operations report, Commissioner Spitz reported that in addition to meeting with Commissioner Pannell that she also met with the PHA maintenance staff to discuss the maintenance charge list and to see if there was anything missing or incorrect.

Commissioner Spitz asked if there was a certain template that should be used for creating this new Schedule of Charges Policy.

Chairman Weiss said no.

Mr. Clarke stated that he would recommend that once the board takes action on this, that there should be two separate mailings advising the residents of this new policy to assure everyone is fully informed on this policy change before it goes into effect and to also make sure that the policy is simple to read and easy to understand.

Commissioner Spitz addressed a previous question asking if Clay Street and Spruce Circle would be part of the broadband project. She said that they would need more data on those locations, but for now that Maple Franklin and Karin Court would definitely not be part of the project.

Chairman Weiss asked what the next steps would be for the CDBG project.

Commissioner Spitz said that would depend on what the budget estimates were that come back from the A&E firm we would be able to determine what project can go first and if the project were financially feasible.

Commissioner Spitz reported that the school system has received reports back showing the increase in learning for students who take part in these programs.

Chairman asked if there were any questions.

Chairman Weiss gave the Redevelopment Committee report and stated that there were two parts to his report.

The first part was the formation of the Princeton Housing Development Corporation was on going. The second part was the redevelopment agreement for the Maple Franklin Project and that would be discussed in closed session because it is involved in ongoing negotiations.

Chairman read resolution 2022-#15 Ratifying authorizing and approving payment of bills for the month of May.

Chairman asked for any questions. The Chairman asked a question about a payment for a vendor, Mr. Clarke said he would get back to him.

Chairman Weiss asked for a motion 2022-15, Commissioner Spitz made a motion and seconded by Commissioner Logan.

Chairman Weiss called for a vote on the motion, Commissioner Pannell-yes, Commissioner Sippelle – absent, Commissioner Velazquez-yes, Commissioner Spitz – yes, Commissioner Logan – yes and Chairperson Weiss-yes.

Chairman Weiss read resolution 2022-16 resolution ratifying authorizing paying the bills for the month of June.

Chairman Weiss asked if there were any questions. The Chairperson asked about some vendor payments, those were addressed by Mr. Clarke.

Chairman Weiss called for a motion on resolution 2022-16. Commissioner Logan made a motion and seconded by Commissioner Velazquez.

Chairman Weiss called for a vote on the motion, Commissioner Pannell-yes, Commissioner Sippelle – absent, Commissioner Spitz – yes, Commissioner Velazquez-yes, Commissioner Logan – yes and Chairperson Weiss-yes.

Chairman Weiss read resolution 2022-17 awarding contract for tree removal services to Justin tree and lawn care in amount not to exceed \$15k.

Chairperson asked for comments from the Board.

Commissioner Spitz stated she has seen so many dead trees throughout the property and near the buildings and does this quote include all of those trees.

Mr. Clarke stated absolutely not and that this quote was for some trees deemed to be immediate health and safety. Mr. Clarke went on to say there are approx. 30 more trees on site that need to be removed but are beyond scope of our ability to award due to contract caps. Mr Clarke contact state contractor to get quotes for trees that still need to be removed. There was discussion with various board members and Mr. Clarke on the need for more tree removal within budget parameters.

Chairman Weiss called for a motion on resolution 2022-17, commissioner spitz made a motion and was seconded by Commissioner Pannell. Chairman Weiss called for a vote on the motion, Commissioner Pannell-yes, Commissioner Velazquez-yes, Commissioner Sippelle – absent, Commissioner Spitz – yes, Commissioner Logan – yes and Chairperson Weiss- yes.

Commissioner Velazquez asked if this is coming out of this year or last years budget. Mr. Clarke answered this is last years budget.

Chairman Weiss read resolution 2022-18 awarding contract to NJ public housing Joint insurance fund for all lines of insurance coverage for the PHA.

Mr. Clarke gave a description of the items covered in the policy. Commissioner Spitz stated she agreed with the analysis and was pleased with the cost comparison detail and coverage items outlined.

Chairman Weiss asked for a motion on resolution 2022-18. Commissioner spitz made a motion and was seconded by commissioner Logan. Chairman Weiss called for a vote on the motion, Commissioner Pannell-yes,

Commissioner Velazquez-yes, Commissioner Sippelle – absent, Commissioner Spitz – yes, Commissioner Logan – yes and Chairperson Weiss- yes.

Chairman Weiss read resolution number 2022-19 a resolution adopting the approved state of NJ budget for PHA. Mr. Clarke gave an overview of the process in getting the budget to this point and the state reviews and approvals it has already taken on the budget.

Chairman Weiss recognized the work of Commissioner Velazquez and thanked him and other commissioners recognized his work and thanked him as well.

Commissioner Spitz asked if the loss in rental income stated in budget from Maple Franklin and Mr Clarke said yes.

Commissioner Spitz asked if the reduction in the tenant services line item was due to the reduction in program costs for the Princeton case workers and Mr. Clarke confirmed that it was.

Commissioner Spitz asked what the increase in maintenance costs was for and why it increased by such a substantial amount. Mr. Clarke answered that it was due to anticipated increase in maintenance expenses including tree removals, work order expenses, repair and replacement expenses and other maintenance items.

Commissioner Spitz asked questions about capital reserves and other financial reserve use accounts and those questions were addressed by Mr. Clarke.

Commissioner Spitz asked additional questions about the boiler maintenance and repairs line item those questions were addressed by Mr. Clarke.

Commissioner Spitz asked questions about the tree trimming and unit painting that were detailed in the new budget and those questions were addressed by Mr. Clarke.

Chairman Weiss called for a motion on resolution 2022-19, Commissioner Logan made a motion seconded by Commissioner spitz. Chairman Weiss called for a vote on the motion, Commissioner Pannell-yes,

Commissioner Velazquez-yes, Commissioner Sippelle – absent, Commissioner Spitz – yes, Commissioner Logan – yes and Chairperson Weiss- yes.

Chairman Weiss stated that Heidi Fichtenbaum and a group of people will be working on the basin project at the lower corner of Redding senior development stating there have been a couple of meetings and there are ongoing discussions on beautification project there.

Chairman Weiss called for a motion to go into closed session. Commissioner Velazquez made a motion and Chairman Weiss seconded the motion.

Chairman Weiss called for a vote on the motion to go into closed session. Commissioner Pannell-yes, Commissioner Velazquez-yes, Commissioner Sippelle – absent, Commissioner Spitz – yes, Commissioner Logan – yes and Chairperson Weiss- yes.

Special Redevelopment Counsel Joseph Manfredi made a statement about matters discussed in closed session that involved contract negotiations and stated that minutes from the closed sessions would be available at a later date.

Chairman Weiss read resolution number 2022-20 a resolution approving a memorandum of understanding between the Princeton Housing Authority and Community Investment Strategies, Inc. (CIS) regarding the Maple/Franklin Redevelopment Project.

Chairman Weiss asked for a motion on resolution 2022-20. Commissioner Velazquez made the motion and it was seconded by Commissioner Logan.

Commissioner Pannell-yes, Commissioner Velazquez-yes, Commissioner Sippelle – absent, Commissioner Spitz – yes, Commissioner Logan – yes and Chairperson Weiss- yes.

Chairman Weiss asked for a motion to go back into open session. Commissioner Spitz made the motion and it was seconded by Commissioner Velazquez.

Chairman Weiss called for a vote on the motion to exit closed session. Commissioner Pannell-yes, Commissioner Velazquez-yes, Commissioner Sippelle – absent, Commissioner Spitz – yes, Commissioner Logan – yes and Chairperson Weiss- yes

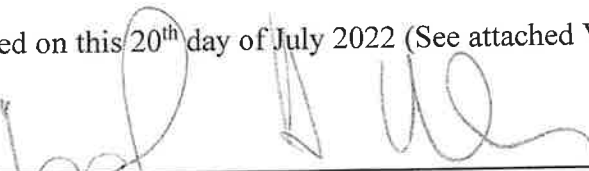
Chairman Weiss asked for a motion on resolution to adjourn the meeting. Commissioner Logan made the motion and it was seconded by Commissioner Pannell.

Commissioner Pannell-yes, Commissioner Velazquez-yes, Commissioner Sippelle – absent, Commissioner Spitz – yes, Commissioner Logan – yes and Chairperson Weiss- yes.


RESOLUTION 2022 # 15

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of May 2022

Passed on this 20th day of July 2022 (See attached Vote Box)



JOSEPH HOBART WEISS, Chairperson




LINDA SIPPRELLE, Vice Chairperson
Acting Recording Secretary

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
PANNELL			✓			
SIPPRELLE						✓
LOGAN		✓	✓			
SPITZ	✓		✓			
VELAZQUEZ			✓			
CHAIRPERSON HOBART WEISS			✓			


RESOLUTION 2022 # 16

Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of June 2022

Passed on this 20th day of July 2022 (See attached Vote Box)



JOSEPH HOBART WEISS, Chairperson



LINDA SIPPRELLE, Vice Chairperson
Acting Recording Secretary

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
PANNELL			✓			
SIPPRELLE						✓
LOGAN	✓		✓			
SPITZ			✓			
VELAZQUEZ		✓	✓			
CHAIRPERSON HOBART WEISS			✓			

RESOLUTION 2022 # 17

Resolution Awarding and Approving Contract for Tree Removal Services with Justin Tree Services & Lawn Care in an Amount Not to Exceed \$15,000.00 Dollars

WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");

WHEREAS, the Housing Authority is in need of additional tree removal services at a number of its housing authority locations where dead trees are not threatening health and safety of buildings and tenants; and

WHEREAS, the Executive Director has solicited quotes and has evaluated those quotes and the abilities of all firms in accordance with the PHA policy. The proposal and the proposed amount most beneficial to the needs of the Housing Authority was provided by JUSTIN TREE SERVICES & LAWN CARE and thereof has been recommended by the Executive Director; and

WHEREAS, the Housing Authority has the monies available for payments of such Services in the FYE 6/30/22 and FYE 6/30/23 Budgets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby approve and accept the quote for auditing services by JUSTIN TREE SERVICES & LAWN CARE, in an annual amount not to exceed \$15,000 dollars.

Passed on this 20th day of July 2022 (See attached Vote Box)



JOSEPH HOBART WEISS, Chairperson



LINDA SIPPRELLE, Vice Chairperson
Acting Recording Secretary

RESOLUTION 2022 # 17

Resolution Awarding and Approving Contract for Tree Removal Services with Justin Tree Services & Lawn Care in an Amount Not to Exceed \$15,000.00 Dollars

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
PANNELL		✓	✓			
SIPPRELLE						✓
LOGAN			✓			
SPITZ	✓		✓			
VELAZQUEZ			✓			
CHAIRPERSON HOBART WEISS			✓			

RESOLUTION 2022 # 18

**Resolution approving and accepting quote from the New Jersey Public Housing Authority
Joint Insurance Fund for All Lines Insurance Coverage for the
Princeton Housing Authority**

WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");

WHEREAS, the Housing Authority is in need of updated insurance coverage for all lines and all properties; and

WHEREAS, the Executive Director has evaluated proposals and abilities of all firms in accordance with the PHA policy. The proposal and the proposed amount most beneficial to the needs of the Housing Authority was provided by NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND and thereof has been recommended by the Executive Director; and

WHEREAS, the quote provided also includes the ability to add a professional risk manager that would work with the Housing Authority to assure the maximum benefits of all claims and coverages; and

WHEREAS, the Housing Authority has the monies available for payments of such Services in the FYE 6/30/23 Budget;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby approve and accept the quote for Insurance Coverage and Risk Management Services through NEW JERSEY PUBLIC HOUSING JOINT INSURANCE FUND.

Passed on this 20th day of July 2022 (See attached Vote Box)



JOSEPH HOBART WEISS, Chairperson



LINDA SIPPRELLE, Vice Chairperson
Acting Recording Secretary

RESOLUTION 2022 # 18

Resolution approving and accepting quote from the New Jersey Public Housing Authority Joint Insurance Fund for All Lines Insurance Coverage for the Princeton Housing Authority

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
PANNELL			✓			
SIPPRELLE						✓
LOGAN		✓	✓			
SPITZ	✓		✓			
VELAZQUEZ			✓			
CHAIRPERSON HOBART WEISS			✓			

RESOLUTION 2022 # 19

Resolution adopting the approved State Budget for FY2022 for the Princeton Housing Authority

WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (*N.J.S.A. 40A:12A-1 et seq.*) (the "Local Housing Law");

WHEREAS, the Housing Authority is in need of updated insurance coverage for all lines and all properties; and

WHEREAS, the Executive Director has evaluated proposals and abilities of all firms in accordance with the PHA policy. The proposal and the proposed amount most beneficial to the needs of the Housing Authority was provided by NEW JERSEY PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND and thereof has been recommended by the Executive Director; and

WHEREAS, the quote provided also includes the ability to add a professional risk manager that would work with the Housing Authority to assure the maximum benefits of all claims and coverages; and

WHEREAS, the Housing Authority has the monies available for payments of such Services in the FYE 6/30/23 Budget;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby approve and accept the quote for Insurance Coverage and Risk Management Services through NEW JERSEY PUBLIC HOUSING JOINT INSURANCE FUND.

Passed on this 20th day of July 2022 (See attached Vote Box)



JOSEPH HOBART WEISS, Chairperson



LINDA SIPPRELLE, Vice Chairperson
Acting Recording Secretary

RESOLUTION 2022 # 19

Resolution adopting the approved State Budget for FY2022 for the Princeton Housing Authority

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
PANNELL			✓			
SIPPRELLE						✓
LOGAN	✓		✓			
SPITZ		✓	✓			
VELAZQUEZ			✓			
CHAIRPERSON HOBART WEISS			✓			

RESOLUTION 2022 #20

Resolution Approving a Memorandum of Understanding Between the Princeton Housing Authority and Community Investment Strategies, Inc. (CIS) Regarding the Maple/Franklin Redevelopment Project

WHEREAS, the Princeton Housing Authority (“Housing Authority” or “PHA”), a public entity organized and existing under the laws of the state of New Jersey, desires to be involved in the redevelopment of the Maple and Franklin Avenue property for the creation of more affordable housing; and

WHEREAS, the PHA currently manages and operates 236 units of affordable housing within several developments throughout the Municipality of Princeton (“Municipality”); and

WHEREAS, the PHA is committed to building more affordable housing units within the Municipality to meet the growing needs of low and very-low income families; and

WHEREAS, the PHA is also committed to working with non-profits to meet the growing needs of low income and very-low income families and to provide access to other social services programs that will help residents become more self-sufficient; and

WHEREAS, specifically, the PHA desires to work with Community Investment Strategies, Inc. (“CIS”) for the construction of a mixed income rental community consisting of one-hundred and sixty (160) apartment units, of which eighty (80) units shall be affordable; and

WHEREAS, the Maple Franklin property has been designated by the Municipality for affordable housing units as per the Municipality’s settlement agreement with Fair Share Housing; and

WHEREAS, this project will ensure the Municipality's compliance with the Fair Share Housing settlement agreement and reinforce the Housing Authority's commitment to the continued development of affordable housing in the community; and

WHEREAS, to this effect, a memorandum of understanding ("Memorandum") has been drafted to memorialize the commitment of both the PHA and CIS to the proposed redevelopment; and

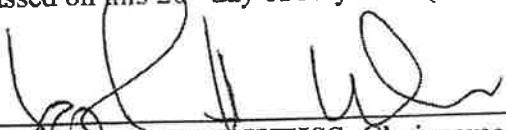
WHEREAS, the Memorandum has been reviewed and revised by redevelopment counsel as well as the Board of Commissioners and the Board has found that it is in the best interest of the Housing Authority and its overall goal of providing quality, affordable housing to all of its residents to approve said Memorandum as drafted for the redevelopment of the Maple Franklin property;

NOW THEREFORE,

BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority hereby approves the proposed Memorandum of Understanding with Community Investment Strategies, Inc. expressing the parties joint desire to redevelop the Maple Franklin property and construct a 160-unit mixed-use rental community consisting of 80 affordable units; and

BE IT FURTHER RESOLVED, that the Board hereby authorizes and directs the Interim Executive Director of the Princeton Housing Authority to take any and all necessary administrative actions to implement this resolution, including, but not limited to, the execution of said document, subject to any final changes.

Passed on this 20th day of July 2022 (See attached Vote Box)



JOSEPH HOBART WEISS, Chairperson



LINDA SIPPRELLE, Vice Chairperson
Acting Recording Secretary

RESOLUTION 2022 # 20

Resolution Approving a Memorandum of Understanding Between the Princeton Housing Authority and Community Investment Strategies, Inc. (CIS) Regarding the Maple/Franklin Redevelopment Project

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
PANNELL			✓			
SIPPRELLE						✓
LOGAN		✓	✓			
SPITZ			✓			
VELAZQUEZ	✓		✓			
CHAIRPERSON HOBART WEISS			✓			