

Princeton Housing Authority
Residents' Council Meeting

Agenda

February 24, 2025

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, February 24th from 1:00 - 2:30 PM
Ronald M. Caporelli Community Room – 1 Redding Circle



Luncheon Agenda

- Resident Council Business
- 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/ResidentCouncilPHA>
Meeting ID: 853 726 9295
Passcode: RCPHA

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



Únete a nosotros para un almuerzo y aprende*
Lunes 24 de febrero de 13:00 a 14:30 horas
Ronald M. Caporelli Community Room – 1 Redding Circle



Agenda del almuerzo

- Asuntos del consejo de residentes
- Actualizaciones de la Junta de Comisionados de PHA
- Avisos 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: 853 726 9295
Código de acceso: RCPHA

* Se proporcionarán sándwiches, ensaladas, frutas y galletitas para el almuerzo



Call to Order, Attendance, & Minutes

Call to Order

- For the February 24, 2025 Regular Meeting of the Residents' Council of the Princeton Housing Authority, the meeting was called to order at: 1:00 PM by Sue Orantes.

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

- There were 20 members in attendance.
- A quorum was not required for this meeting.

Minutes

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

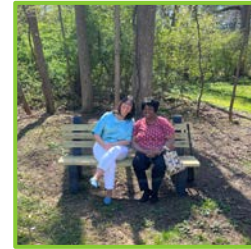
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Years in Review

What We've Accomplished 2023



- Meetings at Library
- Beautification Planting Project
 - 660 plants - most survived!
 - 17,600 pounds of topsoil
 - 13,200 pounds of mulch
- Added Zoom attendance option
- Renovated Spruce Office, Laundry, & Community Room
- Relocated 20 families from Maple Franklin into our other communities
- Updated and improved the Website with language widget and ADA support





What We've Accomplished 2024



- Resident Council was formed in April after 2+ years of organizing!!!
- Purchased Spin Art Machines for BBQ
- 1st Annual Holiday Craft Event
- Heard from:
 - Karolina Zawadzka/Capital Health
 - Kim Dorman/Princeton Public Library
 - Kathleen Clock/Capital Health
 - Peggy Brookes/Fire Marshall
 - Leticia Hernandez/Arm In Arm
 - Tamara Curtis/United Way
 - Jessica Alpert/Catholic Charities
 - Laura Bishop/Princeton Public Library Lending Services
- **Advocacy: attended Town Council meeting, published a letter to the editor about the parking**
- **Renovated the Redding Community Room (dedicated as the Ronald M. Caporelli Community Room) and both laundry rooms**



What We've Got Planned 2025

Movie Nights (Sunday, 6:00 PM)

- Quarterly
- Pizza & popcorn with a mini-meeting
 - **March 23rd - VOTE:** *Wicked, The Wild Robot, or Mufasa: the Lion King?* **LION KING!** Princeton Public Schools - FREE Preschool Info Session
 - **July 20th** - Movie Suggestions?
 - **October 19th** - Movie Suggestions?

Spring Plant/Garden Project

- Suggestions?
 - Indoor herb mini garden
 - Mulch, dirt, DIY plants/flowers
 - Community Garden and seedlings
 - Deputy Director has applied for CDBG funds for galvanized bins. More info on this at next meeting.

Fitness Classes

- Suggestions?
 - Frequency: Once or Twice Weekly
 - Type of Class: Yoga, Balance, etc.
 - See what is available over Zoom
 - Zumba

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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 fiscal year end June 30th

- \$2,421

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	\$0		
Total Income			\$3,240	\$3,240	\$0		
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	\$819	\$306		
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	\$819	\$2,356		
Year-end balance			\$65	\$2,421	-\$2,356		

Commissioner Update & President's Report

Board of Commissioners' Update from Felicia

- News from the January 15, 2025 meeting of the Board of Commissioners
 - Nonprofit progress with HUD
 - Hoping to start planning for redevelopment of our first site (Lloyd or Hageman) in 2025
 - New Executive Director for first quarter of 2025
 - Hoping to secure Board of Commissioner approval on 2/26 and DCA approval ASAP

Resident Council Update from Patricia

- News from the Board of Directors
 - Trying to find ways to engage more people
 - Please send your thoughts and suggestions!
- Projects for Spring - send YOUR ideas, please!

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Office Update

Deputy Director's Report

Housing Manager's Report

Deputy Director's Report

Updates from Peggy

Authority-wide projects

- **Clean Ups** continuing through Spring
- **Bi-annual inspections** in process
- **Parking:** no commercial vehicles, no disabled vehicles, one vehicle per unit, overnight parking for residents only.
- **Registration Forms:** complete and include driver's license, Registration, and Proof of Insurance

Work orders

- **November**-378; **December**-367; **2024**-5,941
- **January**-392
- Turnovers, Grounds, Clogged Drains were majority
- ***Don't wait, call in ASAP!***
- Bulk Items call in like a Work Order

Rental Arrears

- **\$52,529** for Redding, Clay, Spruce between 55 tenants.
- **\$14,035** for Karin between 5 tenants, 1 owes \$10,287.

Housing Manager's Report

Updates from Erika

Tenant Rent

- **Annual Recertifications** have gone out to Redding Senior and Spruce Senior. Redding Senior was due 1/31/25. Spruce was due 2/10/25. Redding Family is scheduled to go out next, then Clay & Karin.
- Seniors if you have any **medical expenses** please hand them in, it will **help you with rent**.
- Income changes will reflect on the 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.


Other

- **Catholic Charities** is available at 1 Monument Drive, walk ins or appointments.
- February 2/10, we hosted our first Mini-Human Service Clinic that included **Arm in Arm** and **RWJ Snap** program. It was amazing! Next one is **2/24** at the **Ronald Caparelli Community Room** at 1 Redding Circle between **10am-1pm**.

Vacancy Report

Type	0 BR	1 BR	2 BR	3 BR	4 BR
Family			3 20C –Electrical 31C –Demo 3K –Clean out	2 21R –Ready 3/1 62R –Demo	
Senior or Disabled	5 205R –On HOLD 214R –In turnover 222R –On HOLD 224R –In turnover 405R –Ready 3/1	2 198S –Ready 106R –Demo and test unit			

C = Clay; K = Karin; R = Redding; S = Spruce



Any Business or Comments?

New or Unfinished Business

- None

Public Comments

- Create a New Tenant invite for Resident Council. This can be a welcome letter provided by the office which includes contact information for RC Board of Directors.
- Offer opportunities for younger tenants
- Consider Zumba classes
- When will interior painting work begin

Meeting Adjournment

- Motion by Patricia
- Second by Victoria
 - All in Favor, no one opposed
 - Meeting adjourned at 2:37 PM