

Princeton Housing Authority
Residents' Council Meeting

Agenda

April 21, 2025

Guests: RWJ Barnabas SNAP Coordinator, Jenn Lopez Mazariegos and Princeton Human Services, Denise Spivey

Resident Council Update

- Treasurer's Report
- President's Update

Office Update

- Deputy Director's Report
- Housing Manager's Update
- CDBG Feedback Mtg (4/30)

New or Unfinished Business

Public Comment

Únete a nosotros para un almuerzo y aprende*
Lunes 21 de abril de 13:00 a 14:30 horas
Ronald M. Caporelli Community Room – 1 Redding Circle

Agenda del almuerzo

- Conozca a la coordinadora de SNAP, **Jenn López Mazariegos** y **Denise Spivey** de Princeton Human Services
- Asuntos del consejo de residentes
- Actualizaciones de la Junta de Comisionados de PHA
- Anuncios 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

Join Us for a Lunch & Learn*
Monday, April 21st from 1:00 - 2:30 PM
Ronald M. Caporelli Community Room – 1 Redding Circle

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Luncheon Agenda

- Meet SNAP Coordinator, **Jenn Lopez Mazariegos** and **Denise Spivey** from Princeton Human Services
- **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/ResidentCouncilPHA>
Meeting ID: 853 7216 9295
Passcode: RCPHA

*** Lunch is free. Sandwiches, salad, fruit & cookies will be provided for lunch**



Call to Order, Attendance, & Minutes

Call to Order

- For the April 21, 2025 Regular Meeting of the Residents' Council of the Princeton Housing Authority, the meeting was called to order at 1:07 PM by Sue Orantes.

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

- There were 10 members (represented units) in attendance.
- A quorum was not required for this meeting.

Minutes

- The March meeting was Movie Night (*Mufasa: The Lion King*) with a visit from Amy Hnasko, Princeton Public Schools to share registration information for Universal Full-day Preschool program at Redding and Pannell. There were 32 members in attendance and a quorum was not required.



Guest Speakers

Guest Program Information

Jenn Lopez Mazariegos, SNAP Coordinator, RWJBarnabas at Hamilton

- For information, call (609)690-0006
- Jennifer.LopezMazariegos@rwjbh.org

Denise Spivey, Princeton Human Services

- For information, call (609)688-2055
- dspivey@princetonnj.gov
- www.princetonnj.gov/344/Human-Services
- Monday - Friday, 9:00 AM - 5:00 PM

Both guests cancelled. Residents discussed:

- **Can the Dentist Truck come to our sites?**
- **Everyone should apply for SNAP (Supplemental Nutrition Assistance Program/food stamps)**
- **NJ does 'matching' on Federal SNAP allowance. Even if Federal allowance is small (\$60), NJ automatically provides matching (\$35) so it adds up**
- **Erika is creating newsletter to send out regularly on paper and email. It will also be posted on Community Room & Laundry Room Doors**

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Resident Council Update

Treasurer's Report

President's Report

Treasurer's Report

2024-25 Fiscal Year Budget report by Patricia

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		

President's Report

Board of Commissioners' Update from Felicia

- Preschools - please register
- Future Planning
 - Spruce and Clay (redevelopment)
 - Redding Senior and Family (adaptive reuse)

Resident Council Update from Patricia

- News from the Board of Directors
 - Open spots on the board
- Feedback from Movie Night - evening meetings:
 - Pizza/Movie Night
 - Painting (mugs, mural, fidget path, etc.),
 - Games (board, ping pong, pop a shot, Bingo, etc.)
 - Sewing/knitting/crocheting project
 - Fitness class
 - Counselor (SNAP, CHIP, etc.)
 - Bicycling group
 - Writing workshop
- **Feedback - need mulch, dirt, ask landscapers to clip grass under tables, bring bench closer (away from woods), and/or create area to congregate**

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Office Update

Deputy Director's Report

Housing Manager's Report

Deputy Director's Report

Deputy Director's Updates from Peggy

- **Authority-wide projects**
 - Spring Clean Up of landscape, courtyards, and common areas
 - Decluttering unit exteriors - noted on HUD audit
- **Work orders**
 - February: 375; March - 623 (1,390 YTD)
 - Same patterns: clogged drains
 - PLEASE: Call in work order ASAP!
- **Rental Arrears**
 - Redding/Clay/Spruce: **\$36,512**
(\$4,668 repayment plan)
 - Karin: **\$6,177**
- **Other - Office Hours & Appointments**

Housing Manager's Report

Tenant Rent

- **Reminder: Income changes => Recertification**
- **Annual Recertifications are in process. If you get a letter, please email or call Erika to make an appointment!**
- **Assistance Program Updates: HIP (Housing Initiatives of Princeton), Arm in Arm, & Catholic Charities**

Vacancy Report

- **Family: 0-1BR; 4-2BR; 2-3BR; 0-4BR**
 - 21 Redding (3BR)- Process of being leased up.
 - 62 Redding (3BR) in demo stage
 - 51 Redding (2BR)-in demo stage
 - 20 Clay (2BR)-Lease up 5/1
 - 31 Clay (2BR)-clean out completed, demo next
 - 3 Karin (2BR)-Clean out
- **Senior: 5-0BR; 3-1BR; 0-2BR**
 - 186C Spruce (0BR)-Holding
 - 198 Spruce (1BR)-Ready
 - 200 Spruce (1BR)-Clean Out
 - 106 Redding (1BR)- Shower Test Unit
 - 222 Redding (0BR)-leased up 4/1
 - 205 Redding (0BR)- Transfer 4/1
 - 214 Redding (0BR)- Holding
 - 224 Redding (0BR)- Transfer 4/11

Other

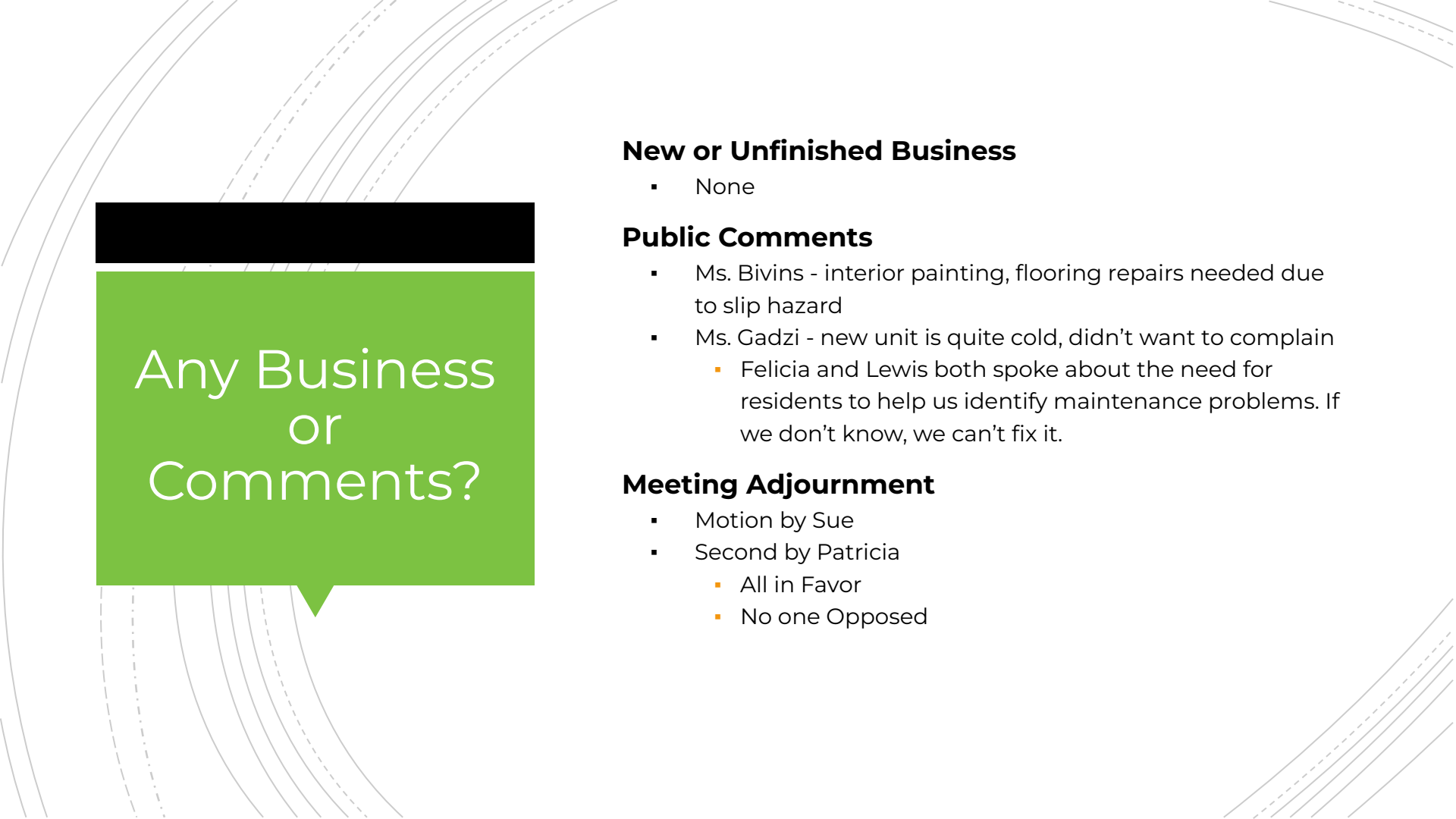
- **Catholic Charities is available at 1 Monument Drive, walk ins or appointments.**
- **Mini Health Clinics will continue every two weeks. Arm in Arm, Princeton Human Services, and RWJ Snap will be in attendance. Next one is 4/28 at 179 Spruce Circle. The hours will be 10am-1pm.**
- **If you call the office, no one answers, please leave a message. We will respond same day.**



CDBG Open Public Meeting

CDBG Open Public Meeting

- **April 30th**
- **3:00 PM**
- **1 Redding Circle (Ronald M. Caporelli)**
- **Please come and provide feedback about what you would like to see:**
 - Senior units with walk in showers
 - Community Gardens where people can opt in for a plot that is theirs for the year
 - Other ideas?



Any Business or Comments?

New or Unfinished Business

- None

Public Comments

- Ms. Bivins - interior painting, flooring repairs needed due to slip hazard
- Ms. Gadzi - new unit is quite cold, didn't want to complain
 - Felicia and Lewis both spoke about the need for residents to help us identify maintenance problems. If we don't know, we can't fix it.

Meeting Adjournment

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