

Princeton Housing Authority  
Residents' Council Meeting

# Agenda

June 23, 2025

## Guests: Princeton Police, Princeton Future

### 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, June 23rd from 1:00 - 2:30 PM  
Ronald M. Caporelli Community Room – 1 Redding Circle

**Luncheon Agenda**

- Resident Council Business
- PHA Board and Office Updates
- Your Thoughts & Comments

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

**Únete a nosotros para un Almuerzo y Aprendizaje\***  
Lunes 23 de junio, de 1:00 a 2:30 p.m.  
Ronald M. Caporelli Community Room – 1 Redding Circle

**Agenda del Almuerzo**

- Asuntos del Consejo de Residentes
- Actualizaciones de la Junta y la Oficina de PHA
- Sus Comentarios y Opiniones

Únete por Zoom si no puedes venir en persona:  
**Enlace para ingresar:**  
<https://tinyurl.com/ResidentCouncilPHA>  
**ID de reunión:** 853 7216 9295  
**Código de acceso:** RCPHA

\*El almuerzo es gratis. Se proporcionarán sándwiches, ensaladas, frutas y galletas para el almuerzo.



# Call to Order, Attendance, & Minutes

## Call to Order

- For the June 23, 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 16 members (represented units) in attendance.
- A quorum was not present at this meeting.

## Minutes

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



Guest Speaker

# Guest Program Information



## Princeton Police Department

- **Non-emergency: (609) 921-2100**
- **Emergency: 911**
- **If you see something, call. PPD is here to help.**
- **Goal is to help first. If that fails, then they will work to address the issue by removing the offending party(ies).**

# Guest Program Information



PRINCETON FUTURE

- (609) 712-2144
- [princetonfuture.net](http://princetonfuture.net)
- Want to know what YOU would like to see in a redevelopment project
- Interior spaces - closet doors, counter space to accommodate a microwave, more laundry rooms and/or connections for stack inside units, walk in showers for senior/ADA, tubs for families
- Exterior spaces - benches to sit outside and chat, garden space, play space for kids, etc.

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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 - will go toward purchase of benches for Redding Senior area

Resident Council of the PHA Annual Budget 2024-25	Date	Description of expenses	Expected (Budget)	Actual	Difference	TP \$ used	Other Income Used (non TP %)
<b>Income</b>							
Income Source: TP Funds	7/15/2024	50% of Tenant Participation Funds	\$1,620	<b>\$1,620</b>	\$0		
Income Source: TP Funds	1/15/2025	50% of Tenant Participation Funds	\$1,620	<b>\$1,620</b>	\$0		
<b>Total Income</b>			\$3,240	<b>\$3,240</b>	<b>\$0</b>		
<b>Expenses</b>							
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	<b>\$819</b>	\$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)							
<b>Total expenses</b>			\$3,175	<b>\$819</b>	\$2,356		
<b>Year-end balance</b>			\$65	<b>\$2,421</b>	-\$2,356		

# President's Report

## Resident Council Update from Patricia

- News from the Board of Directors

**SAVE THE DATE**  
Princeton Housing Authority  
**2025 Summer BBQ**  
Saturday, August 23rd from 2:00 – 5:00 PM  
at the Ronald M. Caporelli Community Center  
1 Redding Circle  
**Food, Games, Friends & Fun!**



PRINCETON HOUSING AUTHORITY

**¡RESERVA LA FECHA!**  
Princeton Housing Authority  
**BBQ de Verano 2025**  
Sábado, 23 de agosto de 2:00 a 5:00 PM  
en el Centro Comunitario Ronald M. Caporelli  
1 Redding Circle  
**¡Comida, juegos, amigos y diversión!**



PRINCETON HOUSING AUTHORITY

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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**
  - Property beautification - landscape, courtyards, common areas
  - Summer interns will be here again - say Hi
  - Bi-annual inspections underway
- **Work orders**
  - April – 492; May 553; YTD – 2,435
  - Call in ASAP; finding too many issues on inspection
- **Rental Arrears**
  - Redding, Clay, Spruce \$26,492; down from \$36,000 K with 1 repayment of \$2,934
  - Karin Court \$661; down from \$6,000 in April
- **Office hours and appointments**

# Housing Manager's Report

## Housing Manager's Updates from Erika

- **Tenant Rent**
  - Reminder: Income changes => Recertification
  - Assistance Program Updates
- **Vacancy Report**

Type	0 BR	1 BR	2 BR	3 BR	4 BR
<b>Family</b>			<b>4</b> 3K, 31C, 43C, 51R	<b>2</b> 13K, 62R	
<b>Senior or Disabled</b>	<b>5</b> 186B S, 186C S, 214R, 219R, 223R	<b>5</b> 186A S, 198S, 199S, 200S, 106R			

- **Other**
  - Catholic Charities, 1 Monument Dr. Walk-ins or appointments



Any Business  
or  
Comments?

### **New or Unfinished Business**

- Patricia raised issue of benches needed at Redding Senior
  - Pam motioned to use remaining HUD TPF for bench or two; Fay seconded. All in Favor. No one opposed.

### **Public Comments**

- None

### **Meeting Adjournment**

- Motion by Pam
- Second by Karen
  - All in Favor