

Princeton Housing Authority
Residents' Council Meeting

Agenda

September 22, 2025

Guest: Zufall Health, Reina Garcia

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, September 22nd from 1:00 - 2:30 PM
Ronald M. Caporelli Community Room - 1 Redding Circle

Luncheon Agenda

- ZUFALL HEALTH
- 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 22 de septiembre, 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 September 22, 2025 Regular Meeting of the Residents' Council of the Princeton Housing Authority, the meeting was called to order at: 1:06 PM by Sue Orantes.

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


- There were 26 members (represented units) in attendance.
- A quorum was present and required for this meeting.

Minutes

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

A green speech bubble with a white outline and a small tail pointing downwards. The text "Guest Speaker" is written in white, sans-serif font inside the bubble. The background features several concentric, overlapping circles in light gray, some solid and some dashed, creating a subtle pattern.

Guest Speaker



Guest Program Information

Zufall Health Community Health Centers,
Reina Garcia

- For information, call: **609-853-7600 ext. 1683**
- Scan code to register for the Dental Truck
- Organization Website:
<https://www.zufallhealth.org/>

The background features several concentric circles, some solid and some dashed, in a light gray color. A large green callout box is centered on the page, containing the main text. The callout box has a rectangular top and a pointed bottom.

Resident Council Update

Treasurer's Report

President's Report

Treasurer's Report

2025-26 Fiscal Year Budget report by Pamela

- New budget and vote to approve - Karen, Pamela - all in favor
 - Holiday Craft Event
 - Yarn Craft Group
 - Community Mural Project

Resident Council of the PHA Annual Budget 2025-26 DRAFT	Date	Description of expenses	Expected (Budget)	Actual	Difference	TP \$ used
Income						
Income Source: TP Funds	7/15/2025	50% of Tenant Participation Funds (50% of 15 x 202)	\$1,515		\$1,515	
Income Source: TP Funds	1/15/2026	50% of Tenant Participation Funds (50% of 15 x 202)	\$1,515		\$1,515	
Total Income			\$3,030	\$0	\$3,030	
Expenses						
December Holiday Craft and Cookie Swap Party (Ronald Caporelli Community Room)	12/1/2025	Materials to make ornament for 150 participants	\$750	\$0	\$750	
Yarn Craft Group	10/1/2025	Materials to make scarf and hat	\$450			
Community Painting Project	6/1/2026	Project description	\$1,830	\$0	\$1,830	
Other (describe)						
Total expenses			\$3,030	\$0	\$3,030	
Year-end balance			\$0	\$0	\$0	

Date Approved by Resident Council: _____

Date Approved by the PHA: _____

Resident Council President (name and signature)

Resident Council Treasurer (name and signature)

PHA Representative (name, position, and signature)

President's Report

Board of Commissioners' Update from Felicia

- Policies - Parking & One Strike
 - Reviewed One Strike, will follow NJ Landlord Tenant Law and provide cease and desist letter first, then if it happens again, notice to vacate
- Projects - benches, still researching
- Other News from the September, 2025 meeting of the Board of Commissioners

Resident Council Update from Patricia

- News from the Board of Directors
- Projects - Mural

Love Helps ALL Things Grow

in English and Spanish on either side; remove rainbow

Idea 1
SELECTED!



Idea 2



Idea 3





Office Update

Deputy Director's Report

Housing Manager's Report

Deputy Director's Report

Deputy Director's Updates from Peggy

- **Authority-wide projects**
 - Semi-annual inspections have begun
 - Fall landscaping and clean up
 - Preschool play area beautification with PPS
 - Community Gardens at Preschools
 - Spruce Circle Lot - closing for hydrant relocation and new water lines
 - Railings painted at Spruce; next up Redding and Clay
- **Work orders**
 - July, 540; August, 496
 - Clogs are most prevalent issue - water only please!
 - Don't wait to call in, please let us know ASAP
 - Pests on Clay Street
 - Sidewalk bumps and raised corners
 - Doors on laundry machines - please avoid leaning on front loader doors. Use APP to know how much time is left
 - Pick up after dogs!!!
- **Rental Arrears**
 - Karin - \$5,246
 - Redding- \$47,614
- **Other**

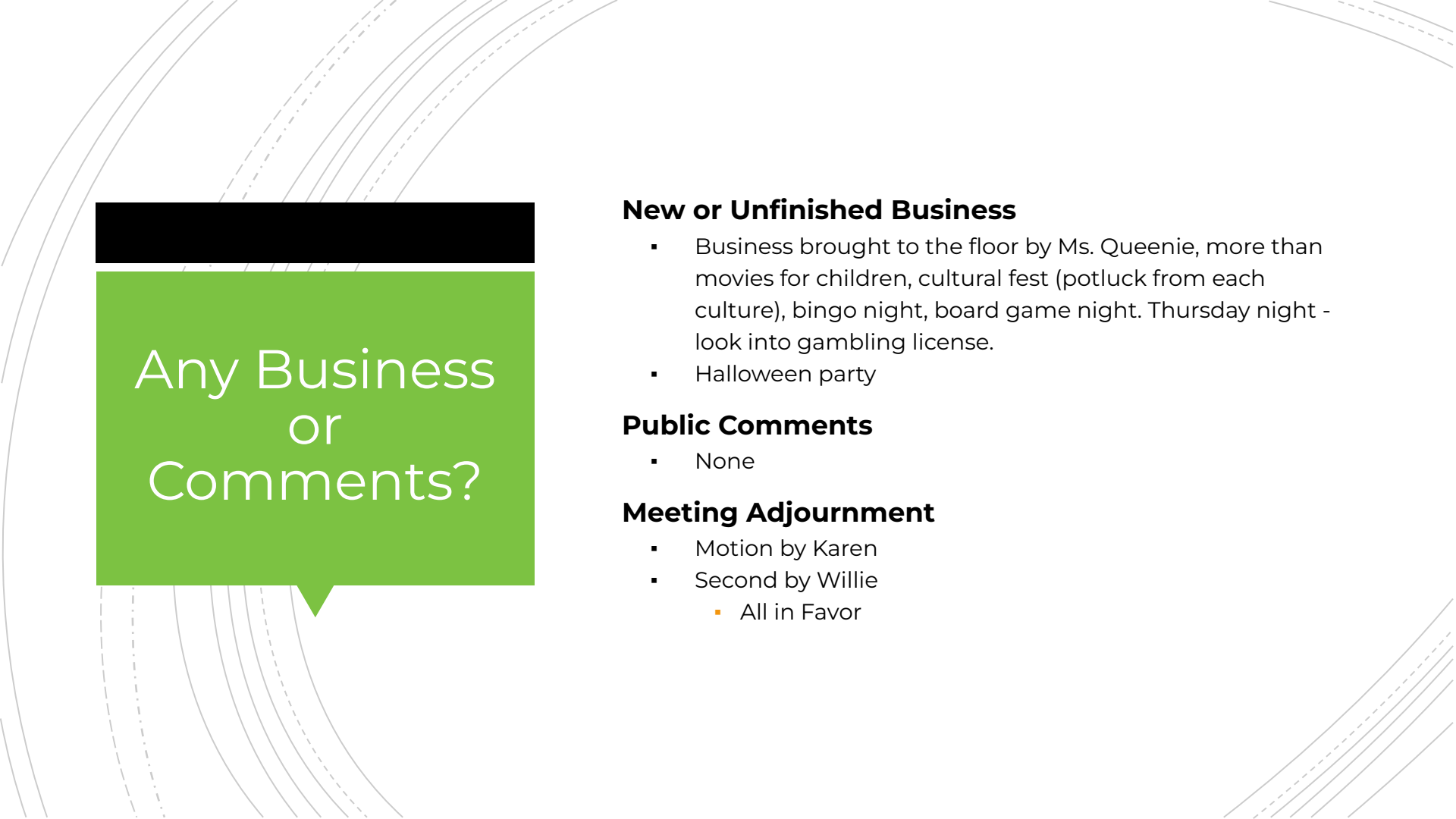
Housing Manager's Report

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
Family			3 3K, 43C, 51R	4 13K, 35C, 68C, 62R	1 80C
Senior or Disabled	7 181ES, 186BS, 186CS, 213R, 214R, 221R, 223R	5 186AS, 191S, 198S, 200S			

- **Other**
 - One Strike Policy - needs signatures; schedule times to be at Spruce and Redding for these
 - Human Services - survey for Community Needs
 - Mini Clinics resume in October, every 2 weeks.
 - Office Hours - by appointment only, leave a message



Any Business
or
Comments?

New or Unfinished Business

- Business brought to the floor by Ms. Queenie, more than movies for children, cultural fest (potluck from each culture), bingo night, board game night. Thursday night - look into gambling license.
- Halloween party

Public Comments

- None

Meeting Adjournment

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