



**PRINCETON COMMUNITY HOUSING (PCH)
AFFORDABLE HOUSING FACT SHEET**

Updated: October 2023

Below are listed affordable rental apartments in Princeton New Jersey, owned and managed by affiliates of **Princeton Community Housing (PCH)**, a nonprofit organization formed in 1967 to develop and manage welcoming affordable rental apartments.

Princeton Community Village off Bunn Drive (very-low, low- and moderate- income, multi-family rental apartments). Please email **PCV@PCHHOMES.ORG** or call 609-921-1686 x1 for more information.

238 EXISTING APARTMENTS

Size	Income Basic Rent Range (Minimum to Maximum)	HUD Basic Monthly Rent	HUD Market Monthly Rent
1 Bedroom	\$36,200 to \$67,968	\$905	\$944
2 Bedroom	\$49,520 to \$108,528	\$1,238	\$1,292
3 Bedroom	\$56,520 to \$123,816	\$1,413	\$1,474
4 Bedroom	\$61,680 to \$135,156	\$1,542	\$1,609

25 NEW APARTMENTS BUILT IN 2023

Maximum Gross Annual Income Requirements

Household Size	Very Low	Low	Moderate	Rents
1 person	\$27,311	\$45,519	\$72,380	Rent is calculated in accordance with NJ Uniform Housing Affordability Controls (UHAC)
2 persons	\$31,213	\$52,022	\$83,234	
3 persons	\$35,115	\$58,524	\$93,639	
4 persons	\$39,016	\$65,027	\$104,043	
5 persons	\$42,137	\$70,229	\$112,367	
6 persons	\$45,259	\$75,431	\$120,690	

Elm Court at 300 Elm Road (88 very-low income rental apartments for persons 62 or older and mobility impaired persons of all ages). Please email **EC@PCHHOMES.ORG** or call 609-921-0929 x100 for more information.

Size	Income	Rent
1 person	\$44,200 maximum	Tenant rent for all apartments is 30% of adjusted income.
2 persons	\$50,500 maximum	

Harriet Bryan House at 310 Elm Road (67 very-low income rental apartments for persons 62 or older). Please email **HBH@PCHHOMES.ORG** or call 609-683-8858, x100 for more information.

Size	Income	Rent
1 person	\$44,200 maximum	Tenant rent for all apartments is 30% of adjusted income
2 persons	\$50,500 maximum	



Griggs Farm off Cherry Valley Road (70 low-income townhouse rental apartments). Please email INFO@PCHHOMES.ORG or call 609-924-3822 x1 for more information.

Household Size	Income Range (Minimum to Maximum)	Rent
1 person	\$26,500 to \$53,040	Rent is based on the low-income eligibility requirements promulgated by the US Dept of Housing and Urban Development.
2 persons	\$30,300 to \$60,600	
3 persons	\$34,100 to \$68,160	
4 persons	\$37,850 to \$75,720	
5 persons	\$40,900 to \$81,780	
6 persons	\$43,950 to \$87,840	

Housing Choice Vouchers are accepted at all PCH Communities.

Below are listed affordable rental apartments in Princeton New Jersey where PCH Development Corp (PCHDC), an affiliate of PCH, serves as the **Administrative Agent** to ensure that affordable apartments are rented, as applicable, only to very low, low-and moderate-income households.

Princeton Rentals – Affordable apartments throughout Princeton (very low-, low- and moderate-income)

Merwick Stanworth - Affordable apartments at 122 Stanworth Lane apartment community (very low-, low- and moderate-income)

Please email INFO@PCHHOMES.ORG or call 609-924-3822, x1 for more information.

Maximum Gross Annual Income Requirements

Household Size	Very-Low	Low	Moderate	Rent
1 person	\$27,311	\$45,519	\$72,380	Rent cannot exceed 30% of household monthly income at time of initial occupancy.
2 persons	\$31,213	\$52,022	\$83,234	
3 persons	\$35,115	\$58,524	\$93,639	
4 persons	\$39,016	\$65,027	\$104,043	
5 persons	\$42,137	\$70,229	\$112,367	Call PCHDC for rents for specific apartments.
6 persons	\$45,259	\$75,431	\$120,690	