

# HOME IS HERE



PRINCETON  
COMMUNITY  
HOUSING

2019 Report to the Community

**Dear Friends,**

Princeton Community Housing's (PCH) accomplishments in 2019 advanced our mission to provide welcoming affordable rental homes and supportive social services to our residents - low- to moderate-income individuals, families and households, many who are the "essential workers" we have all come to appreciate even more during the COVID-19 global pandemic.

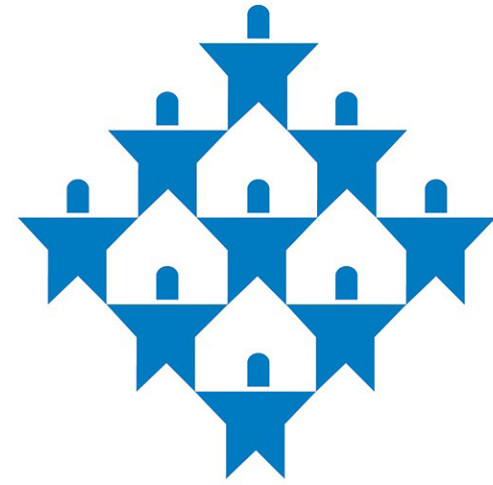
On behalf of the residents, staff, and trustees of PCH, I am honored to share with you our 2019 Annual Report. Our progress is not possible without collaboration. Let's continue to listen to each other and work together to ensure equal housing opportunities and accessible supportive services in Princeton.

Thank you for taking the time to look back on our accomplishments in 2019. I sincerely hope that doing so provides a respite from the challenges our community, and our world, continue to face.



Sincerely,

Edward Truscelli,  
Executive Director



## PRINCETON COMMUNITY HOUSING

### MISSION:

Princeton Community Housing provides, manages and advocates for affordable, safe and well-maintained homes, offering all people the opportunity to build more productive and fulfilling lives.

### VISION:

We envision Princeton as a vibrant, inclusive community that is home to persons of all income levels.



**"It is a terrible thing for a parent to have to worry about moving a family around when financial hardship strikes. Affordable apartments are stable apartments, and stability makes all the difference for growing children."**

**- David, Griggs Farm Resident**

## Trustees

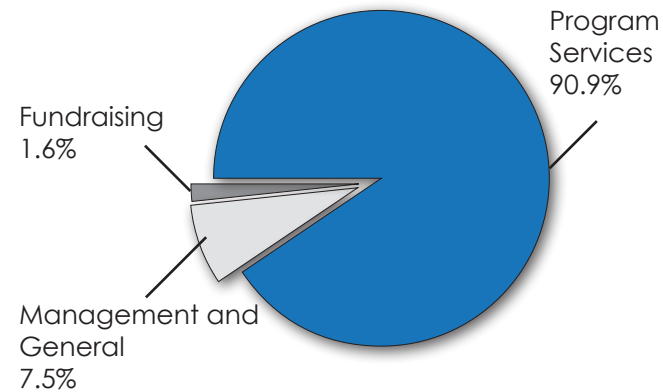
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## 2019 Combined/ Condensed Financial Information

From IRS Form 990's for 12 month period ending December 2019

### How we use our funds



#### REVENUE

U.S. Govt grants and contracts	\$2,089,277
State grants and contracts	71,197
Tenant rents and other charges	4,514,199
Affordable housing management	21,459
Affordable housing certifications	103,063
Private grants and contributions	143,415
Special events, net of expenses	80,103
Investment and Other revenue	177,942
<b>TOTAL REVENUE</b>	<b>7,200,655</b>

#### EXPENSES

<b>PROGRAM SERVICES</b>	
Salaries, benefits, and payroll tax	1,439,595
Occupancy expenses	923,918
Operating and maintenance	1,510,582
Mortgage interest	562,110
Payment in Lieu of Taxes	556,562
Insurance	280,898
Social service expenses	93,161
Information technology	97,354
Predevelopment expenses	67,397
Training and other	64,285
<b>PROGRAM SERVICES, before depreciation</b>	<b>5,595,862</b>
Management & General	548,046
Fundraising	112,902
<b>TOTAL EXPENSES, before depreciation</b>	<b>6,256,810</b>

**REVENUE LESS EXPENSES, before depreciation** 943,845

**DEPRECIATION** – Noncash program expense 1,003,785

**REVENUE LESS EXPENSES** \$ (59,940)



Residents sharing a meal during the Chinese New Year Celebration at Elm Court/Harriet Bryan House

## Q&A with Jordan, PCH's Social Service Coordinator at Princeton Community Village (PCV).



Jordan Goodwin is the Social Service Coordinator at Princeton Community Village. Jordan holds a Master of Divinity from Princeton Theological Seminary, a Master of Social Work from Rutgers University, and is currently pursuing doctoral studies in social work at Rutgers.

### Q: What types of services do you coordinate at PCV?

I have had the pleasure of connecting students with scholarship programs, assisting residents with summer camp financial aid applications, and coordinating participation in adult learning through the Princeton Adult School (such as ESL courses). We also coordinate health care education and services for our residents, including registration and transportation to events like free skin cancer and prostate cancer screenings offered through Penn Medicine. This past year, we partnered with the Breast Cancer Resource Center at the YMCA and hosted a breast cancer awareness event, coordinated bi-weekly YMCA fitness classes at PCV, managed food donations for low-income residents, and facilitated the Farmers Market Voucher program for low-income older adults.

### Q: What other organizations have PCH and PCV partnered with? What have you accomplished together?

PCV currently partners with the YMCA's Princeton Young Achievers (PYA) program, an afterschool homework and enrichment program for students in kindergarten through fifth grade; the program is held at PCV in the Crimmins Learning Center. PCV has partnered with many local organizations to support our goal to provide wrap-around services to any resident in need. We work closely with organizations such as Housing

Initiatives of Princeton (HIP), Stonehill Church, and Princeton Human Services . Whenever a household may need emergency support following a sudden job loss or other unexpected setback, our partner organizations work with PCV to help families remain in their homes and get back on their feet. We work closely with Arm in Arm to provide food assistance, job support, and housing stability through utility assistance, back rent, and additional social services. We also partner with the Princeton Recreation Department , YMCA , YWCA , and the Watershed Institute to offer academic and recreational programs, as well as summer camp experiences at a free or reduced cost.

### Q: How does being a part of Princeton, a town that supports equal housing opportunities, make a difference in the lives of residents?

Our residents do not just live in a housing complex but are part of a housing community where they are integral members. When individuals and families encounter unforeseen challenges, staff are prepared to connect them to resources and assistance during times of need. While providing safe and affordable housing is our number one priority, we take the well-being of our residents very seriously. PCH has demonstrated this commitment by hiring social services coordinators at our properties so that community, educational, cultural and health services are accessible

to all. The generosity of local businesses, religious organizations, and nonprofits has made a huge difference in providing these essential resources. By providing affordable homes to low and moderate-income Princeton residents, children benefit from the excellent academic opportunities available in Princeton, and the cultural diversity that is celebrated here. I love working for PCH because I believe in the mission and witness the difference it makes in people's lives.



**2019 The National Affordable Housing Management Association (NAHMA)/New Jersey Affordable Housing Management Association (JAHMA) College Scholarship Winners from PCV & Dr. Bruce Johnson, NAHMA/JAHMA Program Administrator**

## THANK YOU FOR SUPPORTING PCH IN 2019

### Capstone Sponsors: \$5,000 +

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Borden Perlman Salisbury & Kelly  
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### Cornerstone Sponsors \$2,000 to \$4,999

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### Keystone Sponsors \$1,000 to \$2,499

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### Foundation Sponsors \$500 to \$1,000

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Princeton United Methodist Church  
Robert Wood Johnson Foundation  
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Stephen and Elizabeth Silverman  
Mara and Pete Taft  
Letitia Ufford  
Michael and Lisa Ullmann  
Louise and Cliff Wilson  
Matias Zaldarriaga and Tamara Dujovne

## THANK YOU FOR SUPPORTING PCH IN 2019

# 2019 Highlights

## Expanding Our Reach

In response to the growing number of households on PCH's waiting list, and to help support the municipality in meeting its affordable housing obligation, PCH continued our work to add 25 new apartments at Princeton Community Village (PCV).

In 2019, consultants were engaged to assess the planning and financial feasibility of these new apartments. Additionally, a Resident Advisory Panel was formed at PCV so that PCH can receive feedback from the community. This feedback can inform the design of the new apartments, and the design of the area of the new apartments, to help enhance the quality of life for the existing community.

## Maintaining PCH's Communities

Providing and managing safe, well-maintained communities is a fundamental part of PCH's mission. Major projects that were completed in 2019 included replacing the roof on Holly House and removing underground oil tanks at PCV.

At Griggs Farm (GF) we concluded the extensive renovations made to the units impacted by the accidental fire in December 2017 and moved residents into

these affordable rental homes.

Renovations made to the communal spaces at Elm Court included new flooring, lighting, furnishings, and painting. This has energized the spaces where residents gather for celebrations, activities, resident meetings, or daily socialization. Additionally, in 2019, PCH began planning for new elevators at both of our Elm Court and Princeton Community Village communities.



**PCH's Maintenance Superintendent Pablo Hernandez and his family celebrating his eight years of working at PCH**



**"We really appreciate living here and all of the support that we get." - The Ebong Family**

## THANK YOU FOR SUPPORTING PCH IN 2019

### Bedrock Sponsors: \$1 to \$499

- Anonymous (2)
- Bruce and Martha Ackerman
- Allen Kassof
- Debra Allen
- Jim Amick
- Russell Annich and Wendy Matthews
- Sanjeev Arora and Silvia Weyerbrock
- Barbara Greenstein
- Catherine Barger and Michelle Barger
- Kate Bech and Nicholas Hegedus
- Nancy Beck
- Jennifer Jang
- Michael Bell and Jane McCarty
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- Marilyn Fagles
- Michael and Susan Falcon
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- Stephen Fitzpatrick and Alexandra Radbil
- Marilyn Flinchum
- Michael Floyd
- Fowler's Gulf
- Marlaine Lockheed and Steven Frak
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- Vito A. Gallo
- Charles W. Gear
- Ellyn Geller
- Rich and Kathleen Gittleman

## THANK YOU FOR SUPPORTING PCH IN 2019

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- Robert and Ruth Goldston
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- Alan Goodheart and Carol Owen
- Alan and Mickey Graham
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- Howard Levy and Riva Jaffe-Levy
- David and Susan Lidstone
- Peter and Mary
- Mark and Brown Little
- James and Cathleen Litvack
- Looney Ricks Kiss

## Ensuring Best Practices

PCH has taken progressive steps so that we can continue to adhere to best practices and advance our work to provide, manage, and advocate for affordable housing in Princeton. Working with municipal affordable housing staff, we continued to refine the universal application to help streamline the process for applying for affordable housing.



**Trustee Margaret Griffin speaking with a resident during the Memorial Day Celebration at Elm Court and Harriet Bryan House**



**Honoree Carol Golden and Trustee Valerie Haynes at PCH's 2019 Home Springs Eternal Gala**

## Engaging Princeton

PCH's second annual gala took place on May 13th, 2019. More than 200 guests gathered to support PCH's mission, and celebrate the work of our honorees - Lance Liverman, Carol Golden, and the Borden Pearlman Insurance Agency - who help to make Princeton an inclusive, diverse community. More than \$90,000 was raised to help PCH build new affordable rental homes in Princeton.



**PCH Executive Director Ed Truscelli helping Emeritus Trustee Ben Colbert unveil his painting, Borealis, which Ben gifted to the Elm Court/Harriet Bryan House Community upon his retirement from the Board at the end of 2019**

## THANK YOU FOR SUPPORTING PCH IN 2019

Robert Lupton and Lynda Lee  
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 Yvonne Wilson-Rice  
 Ned Wingreen and Rachelle Simon  
 Brian Zack and Ginger August  
 Sharon and Bill Zeruld

## THANK YOU FOR SUPPORTING PCH IN 2019

## Staff

### **PCH DEVELOPMENT CORPORATION AND GRIGGS FARM**

Ed Truscelli, Executive Director  
Janet McClafferty, Director of Finance  
Necall Durrant, Griggs Farm Property Manager  
Claribel Santiago, Acting Princeton Rental and Hopewell Sales Manager  
Olga Shishkina, Princeton Rental and Hopewell Sales Manager  
Catherine Jaeger, Development and Communications Coordinator  
Nan Goldberg, Accounting and Office Assistant

### **PRINCETON COMMUNITY VILLAGE**

Susan O'Malley, Property Manager  
Mary Maybury, Assistant Property Manager  
Susana Solano, Property Management Assistant  
Jordan Goodwin, Social Service Coordinator  
Gil Enamorado, Maintenance Superintendent

Mario Villatoro-Lainez, Maintenance Technician  
Miguel Hernandez-Santiago, Maintenance Technician  
Mario Pacheco, Maintenance Technician  
James Weikle, Maintenance Technician

### **ELM COURT AND HARRIET BRYAN HOUSE**

Kerri Philhower, Property Manager  
Edith Juarez, Assistant Property Manager  
Dolores Johnson, Assistant Property Manager  
Kate Hall, Social Services Coordinator  
Noelle Aguilar, Office Assistant  
Pablo Hernandez, Maintenance Superintendent  
Jorge Morales Aviles, Acting Maintenance Technician  
Gustavo Mass Carreras, Maintenance Technician  
Belyu Ashagria, Congregate Housekeeper

*As of April 30, 2020*

## Community Partner Organizations

All Saints' Episcopal Church  
Christ Congregation  
First Baptist Church  
Institute for Advanced Study  
Jewish Center of Princeton  
League of Women Voters  
Mt. Pisgah AME Church  
Nassau Presbyterian Church  
Princeton Quaker Meeting  
Princeton Regional Education Association

Princeton Theological Seminary  
Princeton United Methodist Church  
Princeton University  
Saint Paul's Roman Catholic Church  
Trinity Episcopal Church  
Unitarian Universalist Congregation of Princeton  
Witherspoon Street Presbyterian Church  
YWCA Princeton

## Contact Us



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