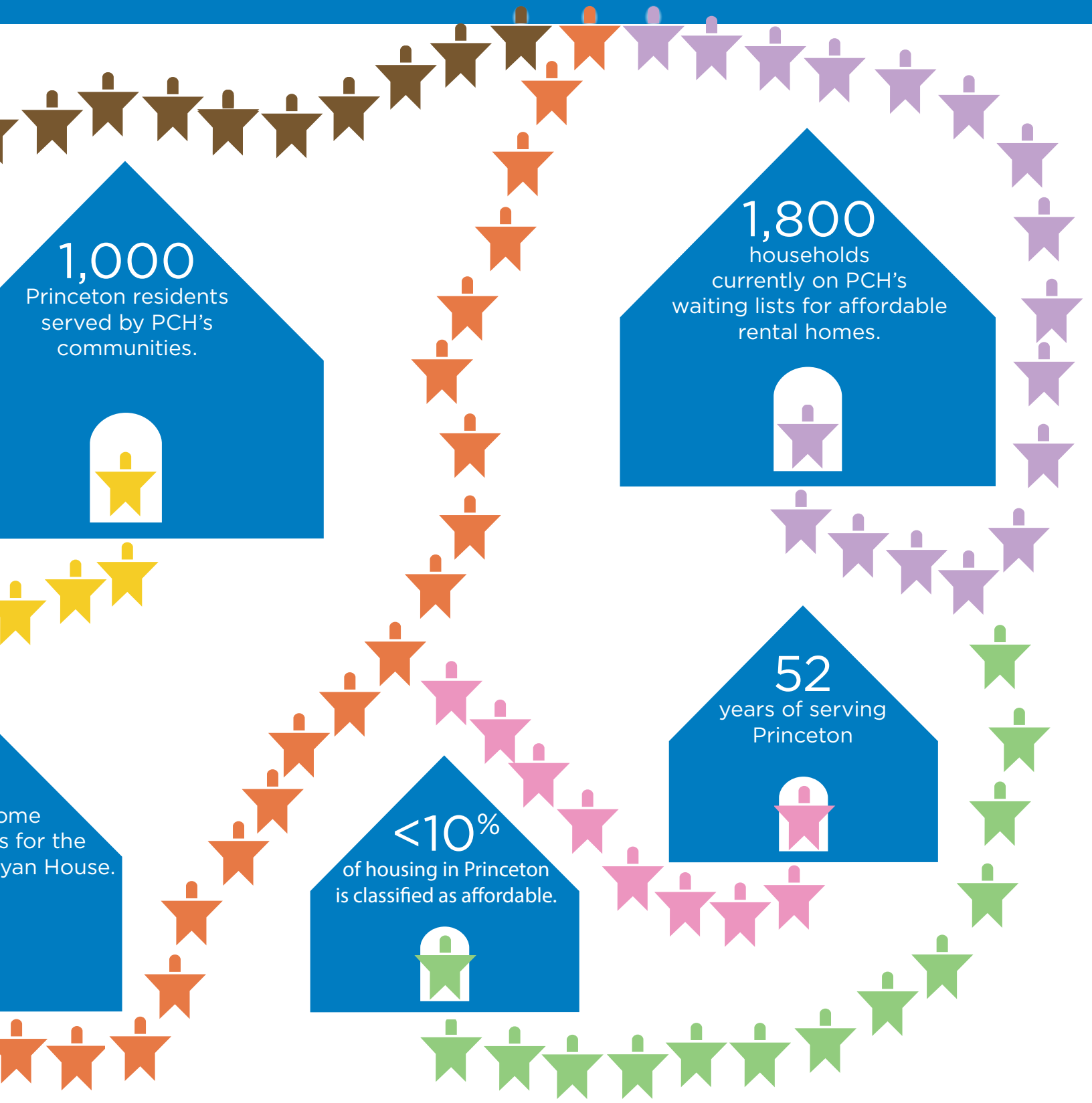


PRINCETON COMMUNITY HOUSING



FROM THE EXECUTIVE DIRECTOR

Dear Friends,

This year's annual report — "Rebuilding, Planning, and Always Caring" — documents the remarkable success that emerged from collaborating with the entire community. With the generous support of local institutions, organizations, businesses, and individuals, Princeton Community Housing (PCH) was able to be proactive in improving our buildings and responsive to unexpected challenges, all while keeping residents at the heart of what we do.

Our concern for residents was most apparent in early January, following the accidental fire at Griggs Farm. PCH and generous donors pledged funds to provide emergency housing for those who were displaced until temporary housing was secured.

The fire's aftermath brought a mix of shock and sorrow, but also gratitude for the support we received from every part of the Princeton community. It reminded us that where one lives has an immense

impact on one's life. A safe, sustainable and stable PCH home connected to the Princeton fabric of opportunity, with access to good schools, jobs, transit, and health care, is the foundation for a better life.

No individual organization can flourish without the assistance of like-minded, local partners. Your generosity and commitment to equal housing opportunities have been the catalyst for PCH's stability and growth for 52 years. Let's continue working together to build community – our common goal unites us.

With appreciation,



Edward Truscelli

Edward Truscelli

Executive Director

on behalf of the Trustees of Princeton Community Housing
www.PCHHomes.org

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Daniela Bonafede-Chhabra	Benjamin J. Colbert	Richard Gittleman	Sara Just	Beth Ogilvie-Freda, Emerita	KyuJung Whang	



OUR 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.

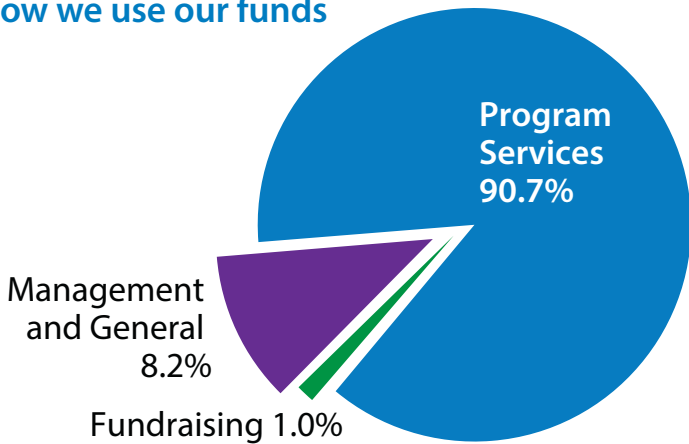
OUR VISION

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

2018 COMBINED CONDENSED FINANCIAL INFORMATION

From IRS Form 990s for the 12 month period ending December 31, 2018

How we use our funds



REVENUE

U.S. Govt grants and contracts	\$2,051,015
State grants and contracts	81,409
Tenant rents and other charges	4,496,809
Affordable housing management	25,686
Affordable housing certifications	104,960
Private grants and contributions	390,627
Investments and Other revenue	145,551
TOTAL REVENUE	7,296,057

EXPENSES

PROGRAM SERVICES	
Salaries, benefits, and payroll tax	1,421,252
Occupancy expenses	962,497
Operating and maintenance	1,351,539
Mortgage interest	599,845
Payment in Lieu of Taxes	536,213
Insurance	261,325
Social service expenses	273,283
Information technology	70,676
Training and other	114,671
PROGRAM SERVICES, before depreciation	5,591,301

Management & General	507,757
Fundraising	63,005
TOTAL EXPENSES, before depreciation	6,162,063

REVENUE LESS EXPENSES, before depreciation .. 1,133,994

DEPRECIATION – Noncash program expense 1,075,224

REVENUE LESS EXPENSES 58,770



Rebuilding

- PCH worked with the Griggs Farm Condominium Association to reconstruct the homes that were damaged during the accidental fire in December 2017. During this time, PCH took the opportunity to upgrade equipment and finishes in several of the apartments in the building not impacted by the fire.
- The community room, dining room, hallways, and other common areas at Elm Court were renovated to provide beautiful, welcoming and functional spaces for our residents and their guests.
- A new, wireless emergency call system was installed at Harriet Bryan House to provide residents with direct communication to an emergency services operator.



Beth Plankey

Before relocating to Princeton, Beth took the bus every morning from Trenton to volunteer at the Princeton Library, leading a writer's workshop. Because of her fondness for our town, she told people that she lived in Princeton, but slept in Trenton. Since Beth moved to Elm Court six years ago, her financial stress has been relieved by the income-adjusted rent. She loves living at Elm Court, with easy and free transportation around Princeton, a safe, quiet, friendly atmosphere, and the community's natural setting, which fulfills her dream of living in nature. In her spare time, Beth volunteers with children's programming of Homefront, a nonprofit that works to end homelessness in Mercer County.



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Capstone Sponsors:
\$5,000 and up

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The Zvilin Fund of the Princeton Area Community Foundation

Cornerstone Sponsors:
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\$1 to \$499

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Russell Annich, Jr.

Planning

- PCH worked collaboratively with the Municipality and Princeton Housing Authority to enter into a Memorandum of Agreement to build 80 new affordable homes on Franklin Avenue as part of the Municipality's affordable housing plan.
- With matching financial support from the Municipality, PCH began to explore the concept of building additional affordable homes at Princeton Community Village.
- In response to resident requests, and in concert with sustainable landscape and stormwater design, plans were approved for 25 additional parking spaces at Princeton Community Village.
- PCH solicited proposals and awarded a contract to replace the roof at Holly House, the midrise apartment building at Princeton Community Village.



Shelly Howard

Originally from Princeton, Shelley Howard moved to Elm Court over two years ago. She missed the beauty, safety, and friendliness of Princeton and wanted to return to the town she calls home. After her husband passed away, Shelley no longer felt safe living alone in Trenton, especially after her home was burglarized. She learned about Elm Court through family members who were already residents of the community. Shelley now lives down the hall from her father and aunt, and close to her other family members and friends living in Princeton. The safe environment and kind people at Elm Court are Shelley's favorite aspects of the Princeton Community Housing community.



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 Sanjeev Arora and Silvia Weyerbrock
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 Earlene Baumunk-Cancilla
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 Jeffrey Hall



Reverend Ramon Orostizaga

The Orostizaga family loves living at Princeton Community Village. Commuting to work at Riverside Elementary School is quite easy for Ramon's wife, Marlene. Their daughters have been educated in the Princeton Public School system. Their eldest two are now students at Stockton and George Washington University; the youngest is in her last year at John Witherspoon Middle School. Ramon's home in Princeton is easily accessible to his two jobs in New Brunswick, where he is a Bilingual Chaplain at Robert Wood Johnson Hospital, and a Pastor at Suydam Street Reformed Church. Speaking both Spanish and English allows Ramon to communicate with and support individuals who otherwise feel isolated or unsafe due to language barriers.

Always

- PCH worked with community partners to assist the displaced households at Griggs Farm in transitioning from emergency housing to temporary housing after the accidental fire in December 2017.
- The PCH staff and Board of Trustees, with support from many individuals, organizations, and corporations in the Princeton community, coordinated the distribution of funds, goods, and services to ease the emotional and financial stress experienced by the displaced residents.
- In 2018, PCH added two Social Service Coordinators with extensive social work experience and education.
- Collaborating with Housing Initiatives of Princeton (HIP) and Stone Hill Church, PCH provided financial counseling services and information sessions to PCH residents and applicants experiencing temporary financial challenges.
- The Congregate program at Elm Court and Harriet Bryan House, communities that provide affordable rental homes to seniors and those with mobility impairments, saw an increase in the number of residents being served, particularly those seeking transportation and personal aide services.



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Caring

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Ed Truscelli, Executive Director

Janet McClafferty, Director of Finance

Catherine Jaeger, Development and Communications Coordinator

Necall Durrant, Griggs Farm Property Manager

Olga Shishkina, Princeton Rental and Hopewell Sales Manager

Rosa Reyes, Administrative Assistant

PRINCETON COMMUNITY VILLAGE

Susan O'Malley, Property Manager

Mary Maybury, Assistant Manager

Gil Enamorado, Maintenance Superintendent

Jorge Aviles, Maintenance Technician

Susana Solano, Property Management Assistant

Mario Villatoro-Lainez, Maintenance Technician

Mario Pacheco-Alonzo, Maintenance Technician

Miguel Hernandez-Santiago, Maintenance Technician

Jordan Goodwin, Social Service Coordinator



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

Pablo Hernandez, Maintenance Superintendent

Noelle Aguilar, Office Assistant

Yoni Soto, Maintenance Technician

Gilberto Segura, Maintenance Technician

Anthony Williamson, Maintenance Technician

Beliyu Ashagria, Congregate Housekeeper



COMMUNITY ORGANIZATIONS

Fifty-two years ago, a group of community leaders recognized the need to ensure that people of all backgrounds, cultures, and levels of income have the opportunity to find a welcoming and affordable rental home in Princeton. PCH's Board of Trustees is comprised of at-large members and representatives from the following 18 community organizations:

All Saints' Church

Christ Congregation

First Baptist Church of Princeton

Institute for Advanced Study

Jewish Center of Princeton

League of Women Voters

Mt. Pisgah AME Church

Nassau Presbyterian Church

Princeton Monthly Meeting

Princeton Regional Education Association

Princeton Theological Seminary

Princeton United Methodist Church

Princeton University

Saint Paul Parish of Princeton

Trinity Church

Unitarian Universalist Congregation of Princeton

Witherspoon Street Presbyterian Church

YWCA of Princeton

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PCH ensures equal housing opportunities by building and managing affordable, welcoming homes that change lives for the better and enrich our community.

Please contact us to learn how you can help advance our mission.

25 professional, diligent and sincere employees.




238 low- and moderate-income family rental apartments at Princeton Community Village.



2 Boards of Trustees dedicated to serving Princeton's housing needs.



88 very low-income rental apartments for the elderly and mobility impaired at Elm Court.



70 low-income rental apartments for families within the Griggs Farm community.



67 very low-income rental apartments for the elderly at Harriet Br...



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