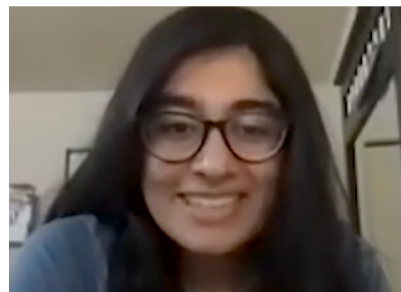
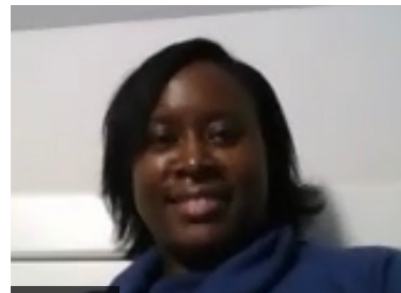
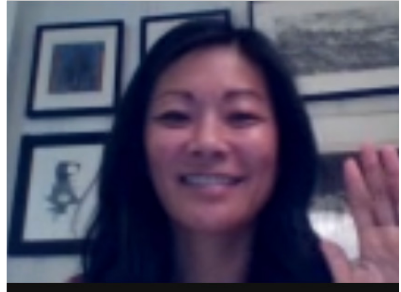
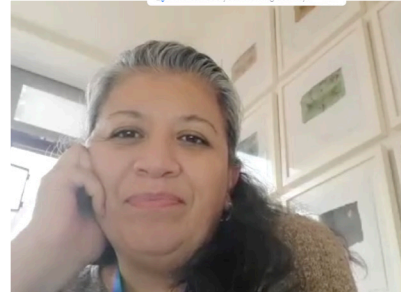


STANDING TOGETHER



Princeton Community Housing's 2020 Report to the Community



Dear Friends,

I am writing to say thank you.

The year 2020 was difficult for us all. Yet, amid a time of great uncertainty, you recognized that Covid-19 would disproportionately impact many of the low-income households and working-class families that live and work in our community.

I am proud of the way that we came together to support all our neighbors. This year's annual report includes stories of how individuals, local organizations, and Princeton Community Housing's (PCH) staff and Trustees worked together to ensure housing stability and food security for PCH's residents.

Thank you again. Your support reminds me that together, we can continue to make Princeton a vibrant, diverse, and inclusive community that is home to persons of all income levels.

Onward,

Ed Truscelli

Ed Truscelli, PCH Executive Director



Thank you to PCH's Trustees for your support in 2020!

Toshi Abe
 Elizabeth Bidwell Bates
 Rev. Dr. Deborah Blanks
 Daniela Bonafede-Chhabra
 Chad Bridges
 Tony Capozzoli
 Sonia Chadha
 Thomas W. Charles*
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 Alice K. Small
 Anne Stewart
 Caroline Travers
 Kyu Jung Whang
 Thomas E. White
 Elizabeth Wolfe*

*Emerita/us

**2020 Combined/Condensed
 Financial Information**

From IRS Form 990's for 12 month period ending December 2020

How we use our funds

REVENUE

U.S. Govt grants and subsidies.....	\$2,104,285
State grants and contracts.....	46,576
Tenant rents and other charges.....	4,633,147
Affordable housing management.....	20,186
Affordable housing certifications.....	118,805
Private grants and contributions.....	337,079
Investment and Other revenue.....	162,387
TOTAL REVENUE.....	7,422,465

EXPENSES

PROGRAM SERVICES	
Salaries, benefits, and payroll tax.....	1,416,705
Occupancy expenses.....	861,102
Operating and maintenance.....	1,218,997
Mortgage interest.....	508,408
Payment in Lieu of Taxes.....	573,478
Insurance.....	298,966
Social service expenses.....	94,547
Information technology.....	78,603
Predevelopment expenses*.....	51,730
Training and other.....	42,452
Excess residual receipts expenses*.....	246,381

**PROGRAM SERVICES,
 before depreciation.....5,391,369**

Management & General.....511,798
 Fundraising.....119,990

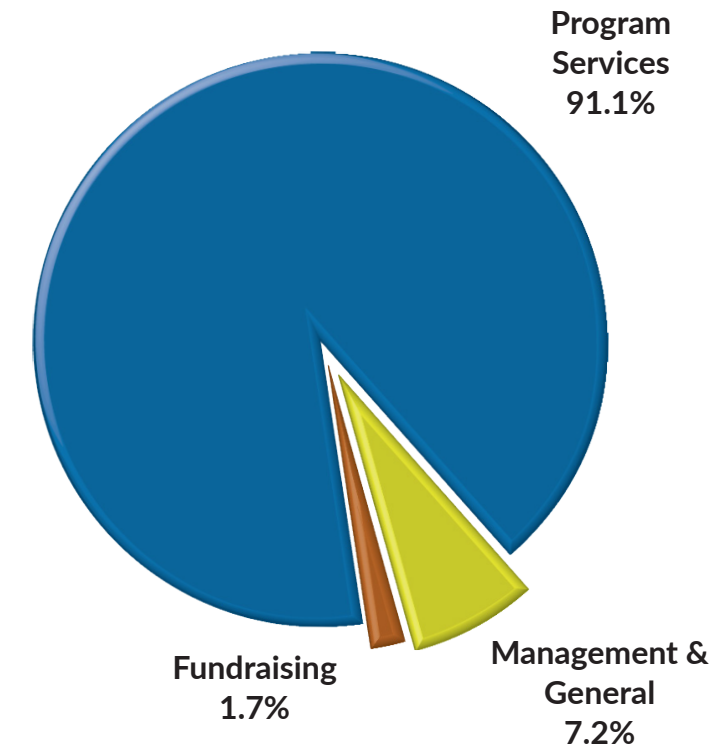
**TOTAL EXPENSES,
 before depreciation.....6,023,157**

**REVENUE LESS EXPENSES,
 before depreciation.....1,399,308**

**DEPRECIATION -
 Noncash program expense.....1,041,560**

REVENUE LESS EXPENSES..... \$ 356,748

**Excludes \$417,906 construction in progress expenses for additional units at PCV*



2020 By the Numbers

The Coronavirus
Emergency Relief
Fund, headed by the
Princeton Children's
Fund supported **11 PCH
families** to pay rent for a
total of **35.5 months**.



YMCA Princeton
delivered **1,650**
boxes of food to
75 PCH families.

Jewish Family and
Children's Services -
Mercer delivered bags
of food to **115 PCH
families**.



PCH's on site Social
Workers assisted
242 residents
through one-on-one
meetings.

PCH's Maintenance
Staff responded to
**2,613 work order
requests** to ensure that
our residents' homes
were safe and well-
maintained.

450+ masks were
donated to our
communities by the
Princeton Christian
Church.

Arm in Arm
delivered **2,976**
boxes of food to **124
PCH families**.



PCH's Coronavirus
Emergency Rent Relief
Fund supported **153
PCH families** to pay
rent for an additional **35
months**.



“How could I have done this without the staff at Princeton Community Village? They saved me!”

-Leonor, PCV Resident



Leonor has loved living at Princeton Community Village (PCV) for the last 15 years. In March of 2020, Leonor lost her job due to the Coronavirus Global Pandemic. After a few months of using her savings to meet her family’s basic needs, she reached out to the PCV staff for help.

Jordan, the Social Services Coordinator at PCV, connected Leonor with several resources. She applied to the Coronavirus Emergency Rent Relief programs created by Princeton Community Housing (PCH) and Housing Initiatives of Princeton (HIP). Leonor qualified for these funds and received rental assistance.

Despite the challenges faced this past year, Leonor and her family continue to live in their home at Princeton Community Village. The support from both the community at large and directly through PCH has provided stability and safety for Leonor’s family, including her children who attend Princeton Public Schools.

Serving our Residents

PCH worked with Arm in Arm, the Princeton YMCA, Jewish Family and Children’s Services of Mercer County, Stonehill Church, McCaffrey’s Supermarkets, and other local organizations, businesses, and individuals to support PCH families.

Our social service coordinators worked with residents to apply for assistance. Food donations, personal protective equipment, rent relief, and other social services helped families meet their basic needs during an unprecedented and frightening time.

At Elm Court and Harriet Bryan House, PCH’s senior communities, the staff took steps to address barriers faced by older adults. Neighborhood buddies, door-to-door food deliveries, and other outreach activities took place to serve this high-risk population.

PCH’s staff used emails, virtual meetings, phone calls, and placed flyers directly in door pockets to communicate with residents and their families.



Thank you for supporting PCH in 2020!

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

Anonymous
Community Foundation of New Jersey
Daniela Bonafede-Chhabra and Ashvin Chhabra
Duncan and Nancy MacMillan
Harsh and Sonia Chadha
John and Linda Gilmore
Margaret Griffin and Scott Sillars
PNC Foundation
PNC Wealth Management

Princeton Area Community Foundation
Ron and Miriam Haynes
The McAlpin Fund
Van and Lynne Davis

**Cornerstone Sponsors:
\$2,000 - \$4,999**

Alan and Madeline Blinder
Alex Peña and Christopher Coleman
Alice and Joseph Small
Anthony and Julie Capozzoli
Bloomberg LP
Bryn Mawr Trust
C & C Construction

Management Inc.
Chad Klaus and Greg Thompson
David Kinsey and Susanne Hand
Ed and Betty Truscelli
Gail Ullman
Jeffrey Hoisington and Ellen Baber
Kirk Bryan
Lance and Latonya Liverman
Louise and Cliff Wilson
Nassau Presbyterian Church
Unitarian Universalist Cong. of Princeton
William and Elizabeth

**Wolfe
Keystone Sponsors:
\$1,000 - \$1,999**

Ann Stewart
Beth and Mark Freda
Brian Zack and Ginger August
Carol and Andrew Golden
Charlie and Shelly Yedlin
Christopher Eisgruber and Lori Martin
Dale and Karen White
David and Kristina Hill
David Dobkin and Suzanne Gespass
Elizabeth Hock and Peter Dougherty
Gil and Ellen Gordon

Hamilton Jewelers
Institute for Advanced Study
Jeannette Klink
John and Melanie Clarke
John Spears
Joshua and Advah Zinder
Kathleen Farewell
Kyu and Eileen McCoy
Whang
Leslie Vial Owsley
Letitia Ufford
Mason, Griffin & Pierson
Matias Zaldarriaga and Tamara Dujovne
Michael and Lisa Ullmann
Peter and Caroline Travers

Thank you for supporting PCH in 2020!

PNC Fund
Princeton Theological Seminary
Ralph and Joan Widner
Rebecca Moss and Sam Wang
Robert Sanz
Sara and Steven Just
Scott Harmon
Sharon and Bill Zeruld
St. Paul Parish of Princeton
William Enslin

**Foundation Sponsors:
\$500 - \$999**

Adrian and Anne Trevisan
All Saints’ Church

Andrew and Anya Littauer
Audi and Volkswagen Princeton
Barry and Bobbi Freedman
Bernard and Ruth Miller
Burton and Nancy Malkiel
Gary Tanigawa
Janet and Brian McClafferty
Jim Amick
Karin Trainer and William Stowe
Lasley Brahaney
Architecture and Construction

Laurel and George Harvey
Linda and Arthur Meisel
Mark and Carol Pollard
Orantes Landscaping
Pat and Marv Ostberg
Princeton Friends Meeting
Princeton United Methodist Church
Qing Zhang
Rich and Kathleen Gittleman
Richard Bilotti and Katerine Hatton
Robert Schapire and Roberta Sloan

Collaborating with the Community

When Governor Murphy declared a state of emergency, PCH joined its partners to form the Princeton Coronavirus Emergency Relief Fund (CERF). This collaborative community response was led by the Princeton Children’s Fund and included PCH, Princeton Human Services Department, Princeton Senior Resource Center, and Send Hunger Packing Princeton.

Princeton CERF provided funds to those financially impacted due to the Coronavirus global pandemic. A total of 413 grants were allocated - the average award size was approximately \$1,000.



PCH’s Board of Trustees also took swift action during these trying times. In March 2020, the Board approved rent relief up to 50% for PCH residents who applied to the Princeton CERF for rent relief. This action allowed Princeton’s CERF funds to serve more families in the community. In addition, the board approved \$50,000 of PCH’s reserves to provide rent relief during the pandemic.



Thank you for supporting PCH in 2020!

Robert Wood Johnson Foundation
Sean Wilentz and Caroline Cleaves
Spiezle Architechtural Group Inc.
The Jewish Center
Valerie Haynes

Bedrock Sponsors: \$1 - \$499

Adolf and Patty Herst
Alan Mallach
Alexandra Levin
Alexandra Pinz
Alison and David Politziner
Allen and Rhona Porter

Allen Kassof
Amy Mayer
Ann and Bob Russell
Ann Strootman
Anne Vial and Tom Warner
Anonymous
Anonymous
Avi and Edna Wigderson
Avinash Dixit
Barbara Greenstein
Barbara Knapp
Barbara Wright
Bari Erlichson
Bill Gleason and Andrea Malcolm
Bill Ogilvie
Bruce and Ellen Kemp

Caren Sturges
Carol Moser
Carol Wehrheim
Catherine Piontek
Catherine Stroup
Charles Karney and Jane Murphy
Charles W. Gear
Christ Congregation
Claire and David Jacobus
Connie Vial Green and Tom Green
Daniel and Bobette Lister
Dave and Cathy Davis
David and Katherine Miller
David and Liz Cohen

David and Roslyn Vanderbilt
David and Susan Colby
David and Susan Lidstone
David Goldfarb
David Goodman
David Popenoe
Don and Linda Mather
Door Tech, LLC
ATTN Joe and Linda Luther
Doug Massey and Susan Fiske
Dr. Surinder Sharma
Dunbar and Louise Birnie
Earlene Baumunk
Ed and Judy Stier

Edward and Myrna Jenkins
Edwin and Pamela Schmierer
Elizabeth Bidwell Bates
Elizabeth Ranney
Ellyn Geller
Emily Reeves
Emma Moore
Enea Tierno
Ferris Olin
Fowler’s Gulf
Fredi Pearlmutter
Gary Jester and Claire Buckley
George and Michelle Lambros

Thank you for supporting PCH in 2020!

George and Anne Carcagno
George and Martha Vaughn
Gerald and Sheila Berkelhammer
Google Inc.
Harold Borkan and Hazel Stix
Helen Duncan
Hilary Hays
Howard Tomlinson and Kathrin Poole
Hunt and Margaret Stockwell
Ingrid Molde
J. Michael and Joyce MacKichan

Jack and Mary Smiley
James and Margaret Hastings
James and Valerie Walker
James C. McCloskey
Janice and Thomas Roddenbery
Jay and Betty Dominick
Jeanne Turner
Jeff Tener
Jeffrey and Evelyn Sasmor
Jennifer Jang
Jia Huang
Jim Richardson and Connie Hassett
Jo and Jim Butler
Joanna and Clement Fiori

Joel Deitz and Barbara Berko
John and Barbara Johnson
John and Carol Kuhlthau
John and Joan Fleming
John Kim and Ashley Lyu Johnson & Johnson
Jon and Jenny Crumiller
Jon Hlafter
Jonathan Peele
Joseph Maraziti
Josh Milstein
Joyce Rechtschaffen
Judy and Todd Levine
Julian and Darryl Kestler
Karen and David
Karen Blu

Keeping our Staff Safe

To best support the staff, PCH swiftly made accommodations to allow for operations to continue virtually. Laptops and other equipment were purchased and incorporated. Although our physical offices were closed, staff could safely communicate with current residents and applicants, as well as their colleagues.

PCH applied for and received funding from the Princeton Area Community Foundation, the Community Foundation of New Jersey, and the MacMillan Family Foundation. Individual supporters also donated in response to our emergency fundraising appeal. This allowed PCH to refrain from using its reserves to purchase and sustain the necessary technology and services needed for the staff to safely work from home.

PCH is grateful for the maintenance staff who provided front-line support to our residents. Policies and procedures were created and implemented so that we could address immediate maintenance needs in the spring. The same methods were used when responding to non-immediate and new work orders later in the year.



Addressing Future Needs

The pandemic has reminded us of the difference that an inclusive, supportive community, like Princeton, can make. We must continue to further our mission of providing housing and supportive services that help families from all socioeconomic backgrounds meet their basic needs.

In the summer of 2020, PCH formally began the silent phase of a Capital Campaign to raise \$2 million to assist in building 25 new affordable homes at Princeton Community Village (PCV), an existing PCH community. The Capital Campaign Committee continued to meet and work diligently to reach its fundraising goal.

PCH also had regular meetings with the PCV Resident Advisory Committee. Through this collaboration, PCH made decisions on what community improvements would best serve the current residents.

PCH continued to accomplish key steps in the predevelopment process so that construction at the community can begin in 2021.



Thank you for supporting PCH in 2020!

Katherine Murtaugh	Suzanne Levin	Maxine Lampert	Ned Wingreen and
Kathy Fedorko	Libbie Counselman	McCredie Painting	Rachelle Simon
Katie and Nick Eastridge	Lilian Grosz	Michael and Beatrice	Pam and Tom
Keith Wheelock and	Lois Craig	Bloom	Espenshade
Georgia Whidden	Looney Ricks Kiss	Michael and Carol Kagay	Pamela Elmi
Kenneth and Mary	Lynda Kresge	Michael and Judith	Pamela Hersh
Longman	Marcy Crimmins	Walzer	Paul and Linda Levy
Kenneth and Rachel	Marilyn Fagles	Michael and Louise	Paul DiMaggio and Carol
Samoil	Marion and Bob Pollack	Kingston	Mason
Kermit Roosevelt	Marjorie Steinberg	Michael Bell and Jane	Paul Schindel
Kevin McCarthy	Mark and Brown Little	McCarty	Peter Erdman
Kim & Jim Millar	Mark Itzler and Keren	Michael Ciccone	Peter and Debby Burt
Laura Goldfeld	Bergman	Miguel Centeno and	Peter and Helen Goddard
Laurel Rogers and Jeff	Marlaine Lockheed and	Deborah Kaple	PHS Volleyball Club
Saltzman	Steven Frakt	Mildred Trotman	Pinpoint Inspection &
Laurence Greenberg and	Martha Lamar	Momota Ganguli	Testing, Inc.
Martha Land	Maureen Quap	Ms. Elizabeth Fillo	Precision Carpet Care
Lee Rosenson and	Maurice Harding	Nancy Beck	

Thank you for supporting PCH in 2020!

Princeton Regional	Roderick Montgomery	Steven Isaacson and	Tony and Kathy
Education Association	Roger and Ann Behar	Laura Lichstein	Klockenbrink
Prof. and Mrs. Taylor	Rogie and Martin Rome	Steven Sheriff and	Toshi Abe and Nancy Hall
Randi Chmielewski	Ron and Sallye Zink	Michelle Alperin	Van and Myra Williams
Richard and Ann Zultner	Sandra Persichetti	Susan and Michael	Virginia King and Anne
Richard and Arlene	Sandra Shapiro	Jennings	Marie King
Sinding	Sanjeev Arora and Silvia	Susan Levin	Vito A. Gallo
Richard and Inez Scribner	Weyerbrock	Susan Wilson	Will and Barbara Happer
Richard and Karen	Shawn and Robbie	Sylvie Scheeren	William and Ann Corwin
Woodbridge	Ellsworth	Tasha O'Neill	William and Mary Burke
Robert and Rita Murray	Sherry Rosen	The Benevity Community	Wilma Emmerich
Robert and Ruth	Stan and Adria Katz	Impact Fund	
Goldston	Stephanie Hicks	The Blake Partnership,	
Robert Durkee	Stephen and Elizabeth	Inc.	
Robert Karp and Linda	Silverman	The League of Women	
Oppenheim	Stephen Fitzpatrick and	Voters	
Robert Lupton and Lynda	Alexandra Radbil	The Sendell Family Fund	
Lee	Steve and Marilyn Jardin	Thomas Beaumont	

Thank you to our staff for your hard work to support PCH residents in 2020!

PCH Development Corporation

Edward Truscelli, Executive Director
Janet McClafferty, Finance Director
Gabrielle Michel, Multi Site Property Manager
Susana Solano, Facilities Management Coordinator
Cassie Jaeger, Development and Communications
Manager
Nan Goldenberg, Accounting Clerk

Princeton Community Village

Susan O'Malley, Property Manager
Mary Maybury, Assistant Property Manager
Gil Enamorado, Maintenance Superintendent
Jordan Goodwin, Social Services Coordinator
Krzysztof Mocek, Maintenance Technician
Mario Pacheco, Maintenance Technician
Mario Villatora-Lainez, Maintenance Technician
James Weikle, Maintenance Technician

Elm Court & Harriet Bryan House

Kerri Philhower, Property Manager
Dolores Johnson, Assistant Property Manager
Sylvia Scott, Assistant Property Manager
Kate Hall, Social Services Coordinator
Noelle Aguilar, Congregate Assistant
Jorge Morales Aviles, Maintenance Superintendent
Gustavo-Carreras Mass, Maintenance Technician
Miguel Hernandez, Maintenance Technician
Rachel Ashagria, Congregate Housekeeper

Griggs Farm, Princeton Rentals, & Hopewell Sales

Necall Durrant, Property Manager, Griggs Farm
Claribel Santiago, Manager, Princeton Rentals &
Hopewell Sales
Evelyn Lugos-Reyes, Property Management
Assistant

And to our community partners who help us to further our mission & vision!

League of Women Voters - Princeton
Mt. Pisgah AME Church
Princeton Monthly Meeting
Trinity Church
Nassau Presbyterian Church
Unitarian Universalist Congregation of Princeton
Jewish Center of Princeton
Princeton United Methodist Church
YWCA of Princeton

All Saints' Church
Princeton University
St. Paul Roman Catholic Church
Institute for Advanced Study
Christ Congregation
First Baptist Church
Princeton Education Association
Princeton Theological Seminary
Witherspoon Street Presbyterian Church

