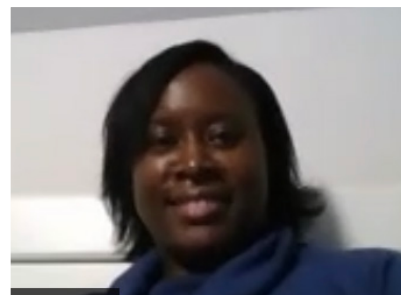
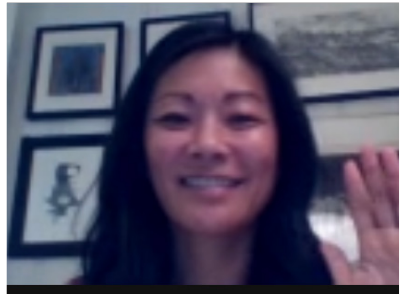
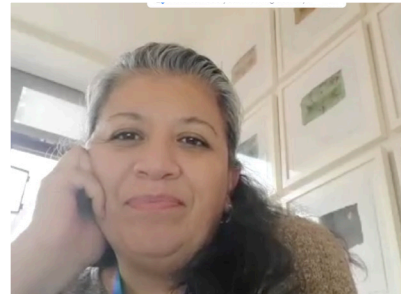


# STANDING TOGETHER



## 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\*  
 Michael Ciccone  
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Kate Farewell  
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 Ruppert A. Hawes  
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Jeannette Klink  
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 Abreah Santiago  
 Nicole Shelton  
 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
<b>TOTAL REVENUE.....</b>	<b>7,422,465</b>

**EXPENSES**

<b>PROGRAM SERVICES</b>	
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

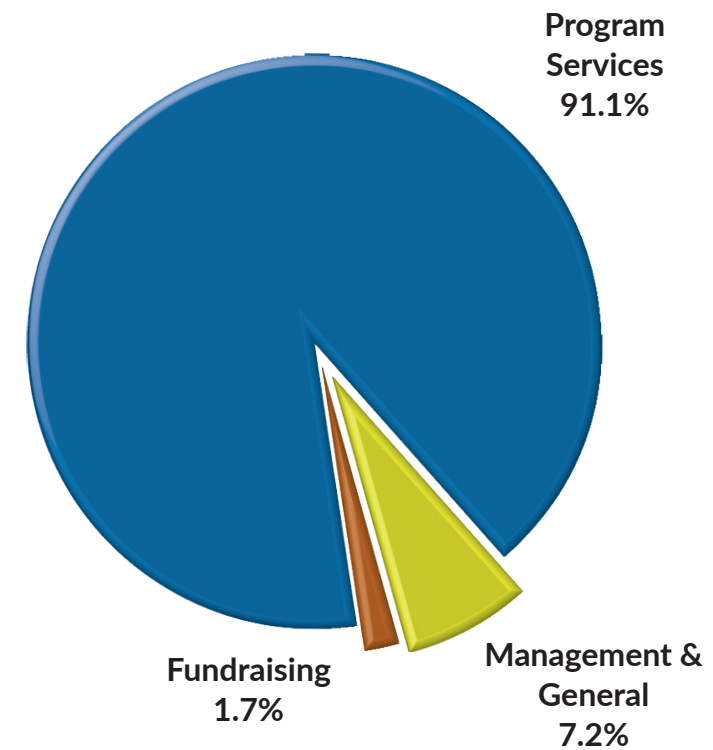
**TOTAL EXPENSES,  
 before depreciation.....6,023,157**

**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

