

# THE PCH

# DIFFERENCE



**PRINCETON COMMUNITY HOUSING'S  
2021 REPORT TO THE COMMUNITY**



**PRINCETON  
COMMUNITY  
HOUSING**

# FRIENDS,

2021 was a monumental year for Princeton Community Housing (PCH).

PCH's staff continued to work under unique and challenging circumstances to support residents during the ongoing Coronavirus global pandemic. We ensured that residents could meet their basic needs and that their homes continued to be well-maintained.

While coordinating these extended efforts and continuing the daily operations of PCH, we worked to further our mission. Breaking ground on 25 new affordable homes and enhancements at our Princeton Community Village (PCV) neighborhood was a watershed moment for PCV residents, PCH staff, our Trustees, and the Princeton community.

As you read about what we accomplished in 2021, I remind you that when we complete construction in 2023, 25 additional families will be a part of PCH. They will have a safe, welcoming, and affordable home as well as opportunities to engage with community resources that are unique to Princeton.

Our work to provide, develop, and manage affordable homes and coordinate social services is made possible because of your support. Thank you. It is an honor to be a part of our community.

Onward,

*Edward Truscelli*  
PCH Executive Director



**PCH'S MAINTENANCE STAFF**

**& EXECUTIVE DIRECTOR**

# FINANCES

2021 Combined/Condensed Financial Information  
 From IRS Form 990's for 12 month period ending December 2021

## How we use our funds

### REVENUE

U.S. Govt Grants and Contracts.....	\$ 2,241,243
State Grants and Contracts.....	71,667
Tenant Rents and Other Charges.....	4,623,481
Affordable Housing Management.....	17,183
Affordable Housing Certifications.....	115,516
Private Grants and Contributions.....	839,727
<u>Investment and Other Revenue.....</u>	<u>246,412</u>
<b>TOTAL REVENUE.....</b>	<b>8,155,229</b>

### EXPENSES

#### PROGRAM SERVICES

Salaries, Benefits, and Payroll tax.....	1,667,710
Occupancy Expenses.....	886,628
Operating and Maintenance.....	1,469,206
Mortgage Interest.....	525,681
Payment in Lieu of Taxes.....	587,251
Insurance.....	366,811
Social Service Expenses.....	123,432
Information Technology.....	86,960
Professional Fees.....	34,428
<u>Training and Other.....</u>	<u>42,183</u>

#### PROGRAM SERVICES,

Before Depreciation.....5,790,290

Management & General.....617,384

Fundraising.....163,572

#### TOTAL EXPENSES,

Before Depreciation.....6,571,246

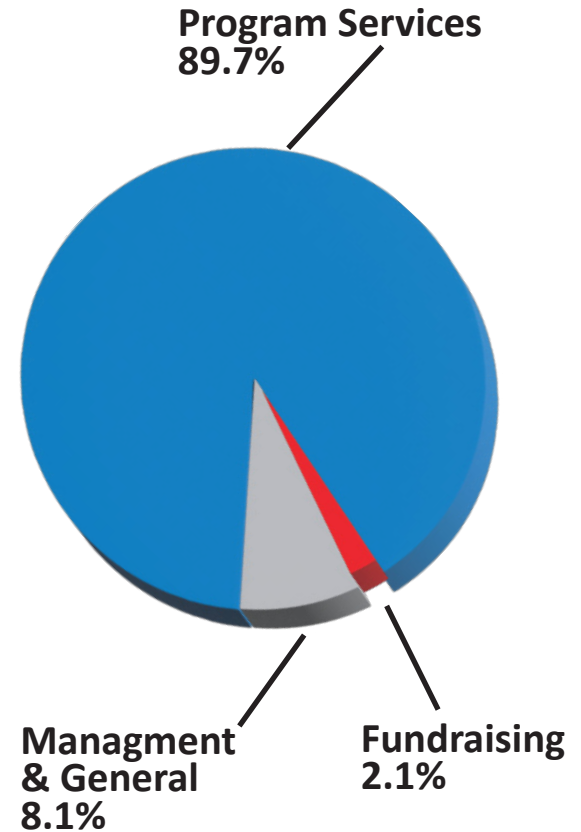
#### REVENUE LESS EXPENSES,

Before Depreciation..... 1,583,983

#### DEPRECIATION –

Non-cash Program Expense.....1,038,646

REVENUE LESS EXPENSES..... 545,337



**SCAN THE QR CODE TO**

**VISIT OUR WEBSITE &**

**VIEW OUR PAST &**

**CURRENT FINANCIAL**

**INFORMATION.**

# WHAT HAPPENED AT PRINCETON

# COMMUNITY HOUSING IN

# TWENTY TWENTY-ONE?



## ONE HUNDRED SIXTY-FOUR

COVID-19 VACCINES WERE ADMINISTERED TO THE RESIDENTS AT OUR SENIOR COMMUNITIES AND TO PCH STAFF MEMBERS.



## ONE HUNDRED TWENTY-THREE

RESIDENTS RECEIVED REGULAR DELIVERIES OF FOOD BAGS FROM OUR FRIENDS AT ARM IN ARM & JEWISH FAMILY & CHILDREN'S SERVICE.



## TWO HUNDRED TWENTY-FIVE

RESIDENTS HAD ONE-ON-ONE MEETINGS WITH PCH'S SOCIAL WORKERS WHO COORDINATED SERVICES TO HELP MEET THEIR NEEDS.



## ONE THOUSAND

PEOPLE LIVING IN A PCH COMMUNITY RECEIVED REGULAR EMAIL/PHONE UPDATES & HAD ACCESS TO FOOD DONATIONS, PCH'S COVID-19 RENT RELIEF FUND, EXERCISE & EDUCATIONAL CLASSES, DISCOUNTED RATES FOR COMMUNITY PROGRAMS, & MORE!

# BREAKING GROUND

In 2021, PCH made significant progress on our **Home Means Hope Campaign**. Working with PCH's closest supporters, we raised funds to build 25 new homes and make neighborhood improvements at Princeton Community Village (PCV) – a community developed and managed by PCH.

On October 15, 2021, members of our staff, board, and the Princeton community, including members of the PCV resident advisory committee, participated in a groundbreaking ceremony to commemorate the beginning of the construction. To be mindful of the pandemic, the outdoor ceremony was recorded and made available through PCH's website.

When completed, the new three-story building will have a mix of one-, two-, and three-bedroom apartments for very low-, low-, and moderate-income households. The construction meets or exceeds Enterprise Green energy efficiency standards. It will include enhancements to the existing neighborhood such as improvements to the Ted Vial clubhouse; an outdoor pavilion; electric vehicle charging stations; bicycle racks; a package pickup center; underground storm water management; and native landscaping including trees, shrubs, and rain garden plantings.



**REV. DR. BLANKS, MT. PISGAH AME CHURCH PASTOR & PCH**

**TRUSTEE, GIVING THE DEDICATION AT THE GROUND BREAKING**

# THE PCH DIFFERENCE

The adverse impact that Covid-19 has had on working-class families continued in 2021. Our Social Services Coordinators and community partners continued to work with residents and organized resources to help our neighbors meet their basic needs.

PCH's Coronavirus Emergency Rent Relief Fund (CERF) provided direct support for our residents. Funds for this program came through grants and individual donations. PCH also raised money for CERF through our first virtual event in February 2021 - a virtual conversation with Dr. Eddie Glaude Jr. and Rev. Lukata Mjumbe, pastor of the Witherspoon Street Presbyterian Church. Dr. Glaude and Rev. Mjumbe spoke about the writer and activist James Baldwin, as well as how to further social and moral justice both in Princeton and at large.

Ensuring that our homes are not only affordable but safe and well-maintained is a part of our mission. PCH's maintenance staff continued to take safety precautions in 2021 to schedule and make repairs and improvements to residents' homes. Larger necessary upgrades were also made at PCH's communities including modernizing the elevators at Elm Court and Princeton Community Village.

## PCH STAFF PICNIC AT

## COMMUNITY PARK SOUTH





**PRESCHOOL STUDENTS @ PCV LOCATED**

**IN THE CRIMMINS LEARNING CENTER**

## **AN EARLY START**

Recognizing the need for accessible early childhood education led to a new program at Princeton Community Village (PCV).

Princeton Public Schools and Princeton YMCA partnered with PCH to open the school district's sixth free public preschool program at the Crimmins Learning Center at PCV. This program expanded the use of the Crimmins Learning Center where the YMCA has operated the Princeton Young Achievers after-school program since 2011.

"We immediately embraced the idea. This is a wonderful feature to have in the community, especially with the pandemic. It's part of Princeton Community Housing's mission to not just provide welcoming and affordable homes, but also provide support so that people can succeed. The after-school program and now the Pre-K program are fundamental services that can help parents and families grow and thrive." - Ed Truscelli, PCH Executive Director.

# ACCESS TO EDUCATION

Despite the challenges of the pandemic, college students living at PCV continued to pursue their undergraduate studies. In August of 2021, PCH had the opportunity to publicly honor eight of these students who were awarded a total of over \$52,000 in college scholarships. Earlier that year, with the support of PCH staff, these students had successfully applied for these competitive scholarships available through the National Affordable Housing Management Association (NAHMA) and the New Jersey Affordable Housing Management Association (JAHMA).

**“PCV CONTINUES TO PROVIDE ME WITH TOOLS THAT ALLOW ME TO KEEP FOLLOWING MY DREAMS, SUCH AS ATTENDING NYU. I WOULD NOT HAVE NOT BEEN ABLE TO ATTEND COLLEGE WITHOUT THESE (NAHMA/JAHMA) SCHOLARSHIPS.” - JANKI R, SCHOLARSHIP WINNER**



**THREE OF THE 2021 COLLEGE**

**SCHOLARSHIP WINNERS FROM PCV**





**PCH RESIDENT & MSW**

**INTERN AT HARRIET**

**BRYAN HOUSE**

## **TAKING OUR SHOT**

**THANK YOU TO OUR STAFF AT HARRIET BRYAN HOUSE AND**

**ELM COURT FOR ORGANIZING AND HOSTING A VACCINE CLINIC**

**FOR 164 SENIOR RESIDENTS AND PCH STAFF IN EARLY 2021**

In the winter of 2021, our staff at Harriet Bryan House and Elm Court - PCH's senior affordable housing communities - organized a Covid-19 Vaccine clinic for the senior residents and staff.

Information was directly delivered to residents' door pockets and flyers were hung throughout the buildings. The staff also communicated with family members to ensure that residents knew how to sign up to receive the Covid-19 Vaccine. Because of their hard work and extraordinary efforts, 164 residents and staff members were vaccinated at Harriet Bryan House and Elm Court.

PCH also worked with the Princeton Health Department to offer on-site Covid-19 and Flu Vaccination clinics at Princeton Community Village. In addition, PCH's Social Services Coordinators continued to provide information about other local vaccine clinics and testing sites, as well as access to food donations for residents in need through YMCA Princeton, Jewish Family and Children Service of Mercer County, Arm and Arm, Stone Hill Church, and the Senior Farmers Market Nutrition Programs.

# THANK YOU FOR SUPPORTING PCH!

## Capstone: \$5,000 & above

Brian Zack & Ginger August  
Jeffrey Hoisington & Ellen Baber  
Alan & Madeline Blinder  
Daniela Bonafede-Chhabra & Ashvin Chhabra  
Marc Brahaney  
Harsh & Sonia Chadha  
John & Melanie Clarke  
Van & Lynne Davis  
Robert & Luisa Fernholz  
Rhona & Allen Porter  
David Dobkin & Suzanne Gespass  
David Kinsey & Susanne H&  
Cbiz Borden Perlman Salisbury & Kelly  
Lance Liverman & Latonya Kilpatrick Liverman  
Mary Owen Borden Foundation  
David H. McAlpin, Jr.  
Linda & Arthur Meisel  
Mark Freda & Beth Ogilive-Freda  
Sandra Persichetti  
Jane Plasman  
Robert Ross  
Alice K & Joseph Small  
Peter & Caroline Travers  
Shelly & Charlie Yedlin

## Cornerstone: \$2,000 - \$4,999

Catherine Schaefer Batterman & Eric Batterman  
Gerald & Sheila Berkelhammer  
Ed & Betty Truscelli  
C & C Construction Management Inc.  
Callaway Henderson Sotheby's International Realty  
Anthony & Julie Capozzoli  
Thomas & Lynn Charles  
Nassau Presbyterian Church  
Matias Zaldarriaga & Tamara Dujovne  
Church & Dwight  
Carol & Andy Golden  
Miriam & Ron Haynes  
Valerie W. Haynes  
Peter Dougherty & Elizabeth Hock  
Sara & Steven Just  
Jeannette A. Klink  
Andrew & Anya Littauer  
Nancy & Duncan MacMillan  
Ruth & Bernie Miller

The Blake Partnership  
Jennifer Prince  
Sydell Ruth Schulman  
Margaret Griffin & Scott Sillars  
Laura Sinderbrand  
Institute for Advanced Study  
Chad Klaus & Greg Thompson  
Gail Ullman  
Kyu & Eileen Whang  
Barbara & Tom White  
Ralph & Joan Widner  
Louise & Cliff Wilson  
Lesley & Ross Wishnick  
Joshua & Advah Zinder

## Keystone: \$1,000 - \$1,999

PNC Fund Of The Princeton Area Community Foundation  
Martha Ackerman  
Michael Ciccone  
Marcy T. Crimmins  
William L. Enslin  
Kathleen Farewell  
Kathleen & Rich Gittleman  
Margaret Davis & Andrew Gomory  
Toshi Abe & Nancy Hall  
Scott Harmon  
Laurel & George Harvey  
Ruppert Hawes  
Hilary Hays  
Peter & Seva Jaffe Kramer  
Jonah Lansky  
Christopher Eisgruber & Lori Martin  
Jose M. Orantes  
Leslie & Tom Owsley  
Chris Coleman and Alex Pena  
Unitarian Universalist Congregation of Princeton  
Ingrid Reed  
Justin Tree Services  
John D. Spears  
Karin Trainer & William Stowe  
Gary R. Tanigawa  
Ted & Penny Thomas  
Lisa & Michael Ullmann  
Karen & Dale White  
Betty & Bill Wolfe  
**Foundation: \$500 - \$999**  
Steven Sheriff & Michelle Alperin  
Elizabeth Bidwell Bates

Jo & Jim Butler  
Princeton United Methodist Church  
David & Susan Colby  
Shawn & Robbie Ellsworth  
Sofia Falleroni  
Janice Flaughner  
Barry & Bobbi Freedman  
Gareth & Cindy Funka-Lea  
Kate Bech & Nicholas Hegedus  
Studio Hillier  
Pamela & Brian Hughes  
Claire & David Jacobus  
Myrna & Edward Jenkins  
Johnson & Johnson Matching Gifts Program  
Nancy & Burton Malkiel  
Alan Mallach  
Princeton Friends Meeting  
Katherine & David Miller  
Elizabeth Lempert & Kenneth Norman  
Freda Pearlmutter  
Faegre Drinker Biddle & Reath  
Jeffrey & Evelyn Sasmor  
Richard Scribner  
Ned Wingreen & Rachele Simon  
Susan & Michael Falcon Philanthropic Fund  
Letitia W. Ufford  
Patrick Simon & Marc Weiner  
Avi & Edna Wigderson  
Witherspoon Street Presbyterian Church

## Bedrock: up to \$499

Jim Amick  
Carolyn Angoff  
Russell & Wendy Annich  
Rita Asch  
Jaideep & Adarsh Bajaj  
Joan Bartl  
Earlene Baumunk  
Nancy Beck  
Nancy H. Becker  
Mark Itzler & Keren Bergman  
Joel Deitz & Barbara Berko  
Berkshire Hathaway Home Services Fox & Roach  
Eileen Bird  
Dunbar & Louise Birnie  
Deborah Blanks  
Paul & Wendy Bond

Harold Borkan  
Leah Bowers  
John & Florence Broadway  
Peter & Debby Burt  
Kiyomi Camp  
Sharon Campbell  
George & Anne Carcagno  
Junglien Chen  
Deepinder Bhatia & Nandini Chowdhury  
Sally & Richard Chrisman  
Christ Congregation  
All Saints' Church  
Heather Ciociola  
Peter Lindenfeld & Mary Clurman  
David & Liz Cohen  
Ben & Deborah Colbert  
Sharon Copel&  
Jon & Jenny Crumiller  
Linda Danielson  
Dawn Day  
Gary DeBlasio  
Karen & Gerald Delk  
Edward & Jessica Deutsch  
Erica Disch  
Avinash Dixit  
John & Jean Durbin  
Robert Durkee  
Marcia & Jennifer Van Dyck  
Sharon Eastburn  
T.J. Elliott  
Pamela M. Elmi  
Wilma Emmerich  
Peter Erdman  
Marilyn Fagles  
Joanna & Clement Fiori  
Michael Floyd  
Marlaine Lockheed & Steven Frakt  
Happer Family Fund  
Charles W. Gear  
Ellyn Geller  
Eliane Geren  
Art Gertel  
Peggy Gibbs  
Linda & John Gilmore  
Andrea Malcolm & Bill Gleason  
David A. Goldfarb  
Laura Goldfeld  
Connie Green  
Barbara E. Greenstein

Henry Griffin	Michael & Judith Leopold	Princeton Regional Education Association	Rebecca Moss & Sam Wang
Louise Gross	Lee Rosenson & Suzanne Levin	Ann Quinn	Anne Vial & Tom Warner
Lilian Grosz	Marsha Levin-Rojer	Stephen Fitzpatrick & Alexandra Rabbil	Patrick Simon and Marc Weiner
Jon Hlafter & Claudia Hamilton	James & Cathleen Litvack	Karen & Jim Reeds	Holly Weise
Dosier Hammond	Mary & Ken Longman	Anne D. Reeves	Henry Farber & Miquelon Weyeneth
Robert Hammond	Ronnie & Andrew Lowenstein	Janice & Thomas Roddenbery	Sanjeev Arora & Silvia Weyerbrock
Susan Hansen	Linda & Joe Luther	Kermit Roosevelt	Keith Wheelock & Georgia Whidden
Maurice Harding	J. Michael Walker & Joyce MacKichan	Lillian Rountree	Carolyn Williams
Mary Harper	Maria & Juan Maldacena	Ann & Bob Russell	Virginia Mason & Robert D. Willig
Jim Richardson & Connie Hassett	Paul DiMaggio & Carol Mason	Kenneth & Rachel Samoil	Susan N. Wilson
Margaret & James Hastings	Linda & Don Mather	Shirley Satterfield	Nancy Wilson
Jeanine Hearne-Barsamian	Tamera Matteo	Sylvie Scheeren	Hinda Winawer
Mary & John Heilner	Mary & Steve Maybury	Paul Schindel	Evan & Rosalie Wolarksy
Pamela J. Hersh	Amy Mayer	Roberto Schiraldi	Evan and Rosalie Wolarksy
Patty & Adolft Herst	Kevin E. McCarthy	Pamela & Ed Schmierer	Karen & Richard Woodbridge
Justin Hinson	Michael Bell & Jane McCarty	Josh Lichtblau & Linda Schwimmer	Woodwinds
Marcia Holdren	Janet & Brian McClafferty	D. M. Shepard	Suzanne Wray
Jane & Jon Holmquist	Denise McGough	Barbara Silberstein	Leslie Young
Katrina Homel	Elsie McKee	Elizabeth & Stephen Silverman	William & Sharon Zeruld
Leanne Hunter	Herb Mertz & Fran McManus	Arlene & Richard Sinding	Sallye & Ron Zink
James Hyatt	Sallie Merkensteijn	Robert Schapire & Roberta Sloan	Ann & Richard Zultner
Elizabeth & Dharma Ie	Josh Milstein	Bea Snowden	
J. B. Redding & Son, Inc	Mariamamu Mjumbe	Sourland Mountain Spirits	
Nancy Irenas	Matt Mleczo	Felicia Spitz	
Marilyn & Steve Jardin	Roderick Montgomery	Julia Sass Rubin & Greg Stankiewicz	
Susan & Michael Jennings	Emma Moore	Marjorie Steinberg	
Johnson & Johnson	Jeffrey Laurenti & Yuki Moore	Judy & Ed Stier	
Sarah & Landon Jones	Carol Moser	Harold Borkan & Hazel Stix	
Maria Juega	Rita & Bob Murray	Margaret & Hunt Stockwell	
Carol & Michael Kagay	Katherine Murtaugh	Cameron Stout	
Raman & Vinita Kapur	Kathleen & George Nash	Ann Strootman	
Virginia Kerr	Leighton Newlin	Catherine Stroup	
Barbara & Alan Kesselhaut	Yael Niv	Caren Sturges	
Deborah Kilmer	Ijeoma Nwagwu	Julie Sullivan-Crowley	
Kimble Funeral Home	Joel Schwartz & Corrine O'Hara	Jeffrey Tener	
Michael Kingston & Louise L. Kingston	Tasha O'Neill	The League of Women Voters of the Princeton Area	
Helen Kioukis	Nicole Onley	Tieisha Tift	
Kathy & Tony Klockenbrink	Patricia Ostberg	Jeanette & Michael Timmons	
Barbara B. Knapp	Martha G. Otis	Mary Travers	
Patty Koch	McCredie Painting	Mildred Trotman	
Lia Kratzer	Helen Pettit	Palmer Uhl	
Carol Kuhlthau	Carolyn Phillips	Roslyn & David Vanderbilt	
Martha Lamar	Alexandra Pinz	Anne VanLent	
Samuel & Casey Lambert	Alison & David Politziner	Ann Vaurio	
Debra Lambo	Howard H. Tomlinson & Kathrin W. Poole	Robert Vichnevetsky	
Michelle & George Lambros	David Popenoe	Robin Wallack	
Maxine Lampert	Precision Carpet Care, Inc.	Judith & Michael Walzer	
Laurence Greenberg & Martha Land	Nancy Prince		

# A COMMUNITY

# CENTERED APPROACH

## PCH TRUSTEES

Toshi Abe  
Elizabeth Bidwell Bates  
Rev. Dr. Deborah Blanks  
Daniela Bonafede-Chhabra  
Chad Bridges  
Kathleen Cassidy  
Tony Capozzoli  
Sonia Chadha  
Thomas W. Charles, Emeritus  
Michael Ciccone  
Benjamin J. Colbert, Emeritus  
James Demetriades  
C. VanLeer Davis

William Enslin, Emeritus  
Kate Farewell  
Robert Fernholz  
Beth Ogilvie-Freda, Emerita  
John W. Gilmore  
Rich Gittleman  
Margaret S. Griffin  
Scott Harmon  
Ruppert A. Hawes  
Valerie W. Haynes  
Elizabeth Hock  
Sara Just  
Jacqueline Kavouras

Chad Klaus  
Jeannette Klink  
Linda Meisel  
Rev. Lukata Mjumbe  
Fredri Pearlmutter  
Alice K. Small  
Anne Stewart  
Abreah Santiago  
Nicole Shelton  
Caroline Travers  
KyuJung Whang  
Thomas E. White  
Elizabeth Wolfe, Emerita

## PCH COMMUNITY PARTNERS

All Saints' Church  
Christ Congregation  
First Baptist Church of Princeton  
Institute for Advanced Study  
Jewish Center of Princeton  
League of Women Voters  
Mount 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

## PCH STAFF

### 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

Evelyn Lugos-Reyes, Property Management  
Assistant  
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  
Nancy Orozco, Congregate Housekeeper

### Griggs Farm, Princeton Rentals, & Hopewell Sales

Necall Durrant, Property Manager, Griggs  
Farm  
Claribel Santiago, Manager, Princeton Rentals  
& Hopewell Sales

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WWW.PCHHOMES.ORG | 609-924-3822



PRINCETON  
COMMUNITY  
HOUSING