



# 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

## Current Communities

Elm Court  
Griggs Farm  
Harriet Bryan House  
Princeton Community Village

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Kerri Philhower  
Arnaz Yousafzai

One Monument Drive, Princeton, NJ 08540

609-924-3822

[www.princetoncommunityhousing.org](http://www.princetoncommunityhousing.org)

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**Home** ... Princeton Community Housing (PCH) has helped thousands of people over the past 49 years to thrive in a safe, affordable home in Princeton. Please consider joining us in investing in our community. PCH, a 501(c)(3) non-profit organization, has helped build and maintain 466 affordable, attractive rental apartments and townhomes for people of low and moderate income, lifting the crippling burden of excessive housing costs. This stable foundation of "home" has enabled these thousands of residents to participate in and contribute to the wider Princeton community, through employment, education, cultural activities, enhancing a socio-economic diversity that enriches all of us.

**Who are PCH Residents?** Many work as health-care providers (including nurses and physical therapists), bank tellers, teachers, other public employees, retail employees, elder care providers, university staff, and restaurant staff. Others are retired and on fixed incomes. They are our neighbors, engaged in and contributing to our community.

**How Does PCH Help Families?** A big hurdle for the "working poor" to climbing out of poverty is the shortage of affordable rental homes. Over 1,000 households are preliminarily approved and on waiting lists of 18-24 months for a PCH rental home. They are seeking opportunities for their children to grow in a safe community with excellent schools. PCH's affordable rents are geared to income, so residents can meet their other needs and save for emergencies and the future. They also receive social services and other opportunities to position themselves for continued success. For example, free on-site high-quality after-school tutoring for K-5<sup>th</sup> graders at Princeton Community Village's Marcy T. Crimmins Learning Center, in partnership with the Princeton YMCA, allows their parents to work a full day without additional worries about child care.



The Ebong family has thrived at Princeton Community Village, with both parents working in the area and the children attending Princeton schools. The oldest daughter now attends Rutgers. Mr. Ebong states, "Education is the most important thing to us. We are so proud of her. She sets a good example for her younger sisters."

## 2017: Celebrating Our 50<sup>th</sup> Anniversary

In 1967, dedicated community residents started PCH. PCH Trustees include representatives of these community organizations:

All Saints' Church

Institute for Advanced Study

Mt. Pisgah AME Church

Princeton Regional Education Association

Princeton University

Unitarian Universalist Cong. of Princeton

Christ Congregation

Jewish Center of Princeton

Nassau Presbyterian Church

Princeton Theological Seminary

Saint Paul Parish of Princeton

Witherspoon Street Presbyterian Church

First Baptist Church of Princeton

League of Women Voters

Princeton Monthly Meeting

Princeton United Methodist Church

Trinity Church

YWCA of Princeton



Agnes delights in living at Harriet Bryan House, including participating in the meal program. "I go at noon and make it my main meal of the day. I love the people; we've become a family." In the spring and summer, she enjoys nurturing her community garden plot: "I have radishes, tomatoes, onions, peppers, basil and flowers!"

**How Does PCH Help Seniors?** Rapid gentrification of some of Princeton's long-standing neighborhoods has created challenges for senior citizens trying to remain in their homes -- or even to move to a smaller, affordable rental. Health research shows the benefits for many seniors of "aging in place," engaging vibrantly in the community while also bringing a wealth of experience to other people. At PCH's Harriet Bryan House and Elm Court, seniors and differently-abled persons flourish. Residents pay a reasonable rent pegged to their incomes and enjoy participating in a community garden with wheelchair access, plus many other enriching activities on site. They also can ride the town's free bus elsewhere for shopping and other social activities. Many others are hoping to live here; over 140 are preliminarily approved on a wait list that is 18-24 months long.

**Innovation** PCH is on the forefront of innovative partnership strategies to ensure that high-quality, affordable homes are available throughout the community. PCH serves as the expert "administrative agent" for the affordable rental applications in the Municipality and for the Avalon Bay and Merwick Stanworth apartments – as well as applications and other processes for the Township of Hopewell's program for affordable sales of townhomes.

**Will you please help increase and preserve opportunities for "HOME"?** Today, over 1,000 PCH residents are our neighbors in Princeton. How will **your** investment help them and others still on the waiting lists? **Would you please consider a gift of \$150, \$250, \$500, or more?**

- ⊞ **Giving \$150** will help *replace old appliances with new, energy-efficient ones;*
- ⊞ **Giving \$250** will help *enhance programs for Elm Court and Harriet Bryan House residents;*
- ⊞ **Giving \$500** will help *provide summer enrichment scholarships to school-age children at Princeton Community Village and Griggs Farm;*
- ⊞ **Giving \$5,000** will help *fund the development of much-needed additional affordable homes.*

Your generosity will help people move out of poverty and live in the community where they work. Your contribution will help prevent seniors from being forced to move away because they cannot afford to live in Princeton. Your investment will help to enhance socio-economic diversity in our public schools and in our children's lives. Your gift will help build a better Princeton and contribute to the fabric of opportunity that Princeton offers.

As we look to our 50<sup>th</sup> Anniversary, we are energized about the road ahead. We hope you will join us in investing in this vision. Thank you very much. With our warmest wishes for the holidays and New Year,

Edward Truscelli  
Executive Director

Daniela Bonafede-Chhabra  
Chair, Development Committee

***P.S. You can donate online at [www.princetoncommunityhousing.org/support-pch/donate/](http://www.princetoncommunityhousing.org/support-pch/donate/)! PCH is a 501(c)(3) non-profit organization.***