



Princeton Community Housing





Princeton *Community* Housing



PCH MOVED IN 2013!

PCH is now located in Monument Hall along with community partners such as Princeton Affordable Housing, the Dept. of Human Services, Corner House and Princeton Community Television.

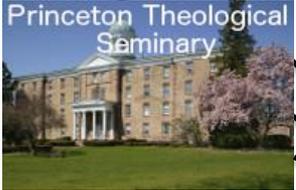
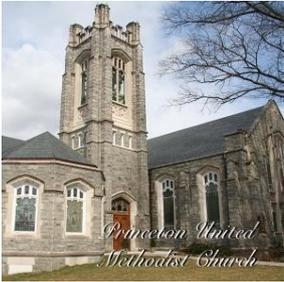
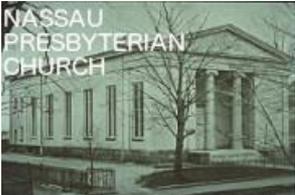
Princeton Community Housing (PCH) is a non profit organization established in 1967 by a group of concerned citizens and supported by 18 local sponsoring organizations **to provide, manage and advocate for affordable housing.**

PCH provides opportunities - to help foster the potential of individuals and strengthen the fabric of the community.

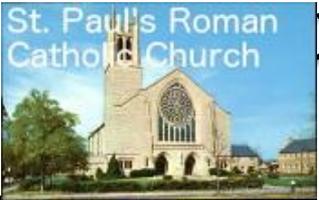
PCH owns and manages 466 affordable rental units in Princeton, providing homes to about 1,000 residents in 4 communities and several neighborhood locations.



PCH Sponsoring Organizations



PCH Board of Trustees





Recent Accomplishments- Neighborhood Homes



5 & 6 Shirley Court

In 2012, joint ventures between PCH and Princeton Borough resulted in the purchase of two units on Shirley Court and one unit on John Street. PCH renovated and now manages the two Shirley Court moderate income rentals and the one John Street low income rental .



246 John Street



Recent Accomplishments – Community Enrichment



Elm Court & Harriet Bryan House

Community Garden; Inter-generational Gardening Program; Life Stories with Princeton Community Television

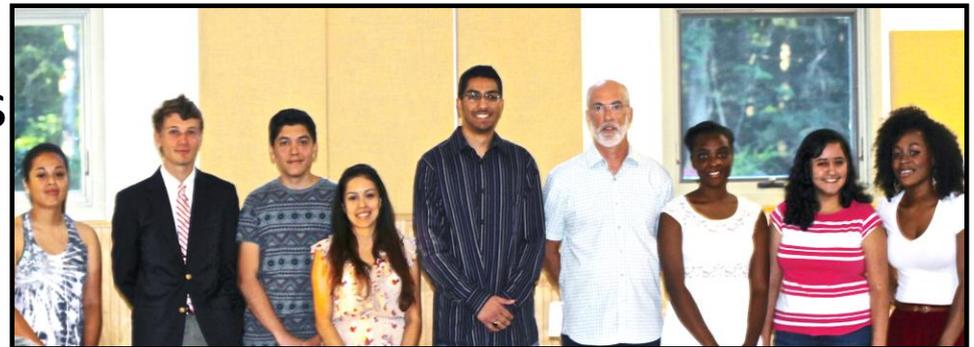
Princeton Community Village

Marcy Crimmins Learning Center; Princeton Young Achievers (YMCA) Program; partnering with Corner House



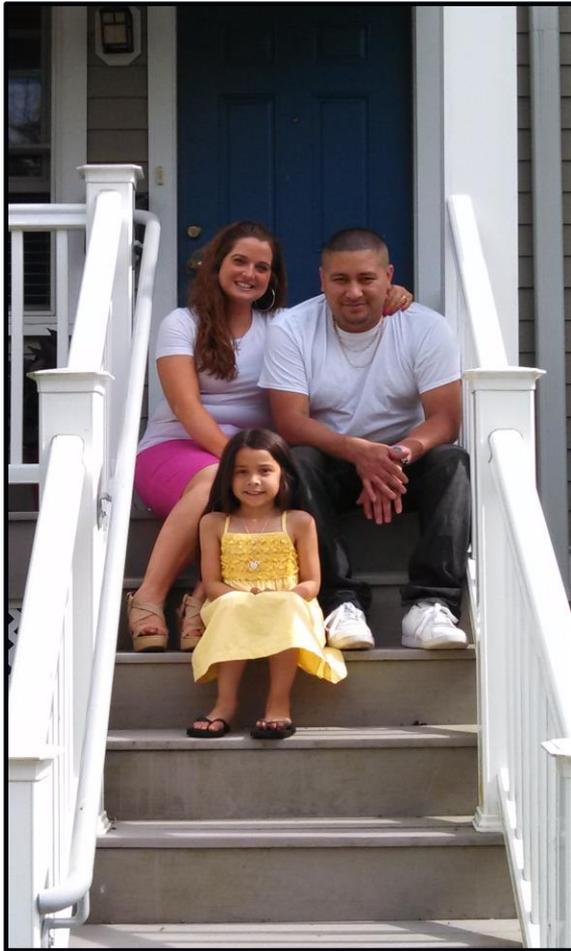
Ongoing Support and Services PCH Provides to Residents

- Food Pantry
- Congregate Services Program (EC, HBH)
- Supplemental Transportation (EC, HBH)
- Recreation scholarships (PCV, GF)
- College scholarship assistance (PCV)
- Financial fitness seminars
- Health & meditation classes
- Art classes & concerts





Recent Accomplishments – Municipal Support & Collaboration



100 Leigh Avenue

PCH also currently serves as Administrative Agent for Princeton's affordable **rental program**. These units are located on privately owned properties and are part of Princeton's complete **Affordable Housing Inventory**. These include a total of 39 "neighborhood" rental units.

Working with the Municipal Housing Liaison, the Administrative Agent establishes and enforces affordability controls, markets units and ensures that units are rented to eligible households.

Collaboration - Affordable Housing Task Force

Princeton Affordable Housing (PAH); municipal entity that manages 165 sales units. Also, oversees 57 rental and 10 sales units.



Princeton Housing Authority (PHA); governmental, public corporation, owns 236 rental units.



Princeton Community Housing (PCH); non-profit corporation, owns 466 rental units.



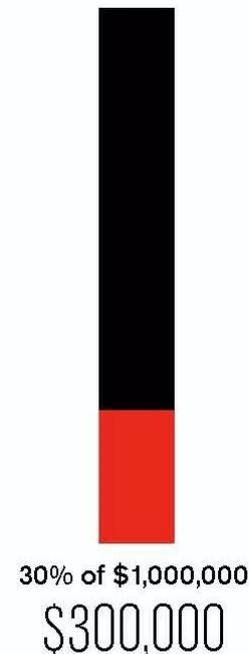
Housing Initiatives of Princeton (HIP); non-profit corporation that owns one unit and manages another municipally owned unit.

What is Affordable Rental Housing?

Data and graphics source: The Urban Center for Pedagogy.

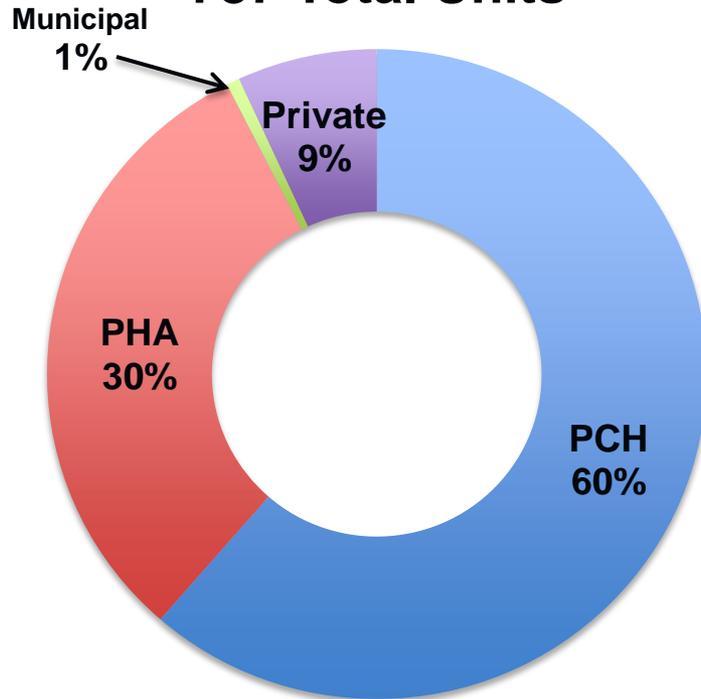


The government says housing is “affordable” if a family spends no more than 30% of their income to live there. This threshold is called “affordable rent burden.” But 30% of \$1 million is very different from 30% of \$20,000.

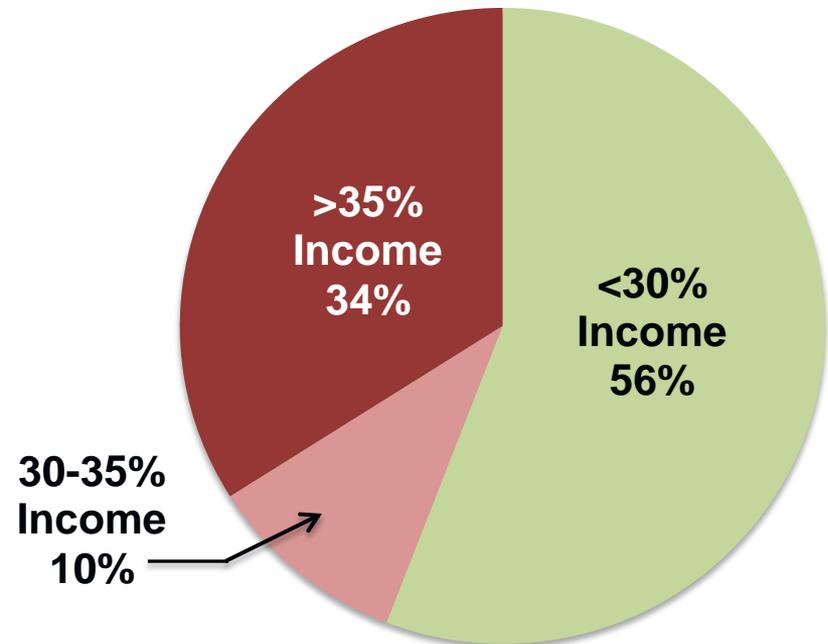


Rental Housing Challenges...in Princeton

Landlords of Affordable Rentals 787 Total Units



Rent as % of Income – All Rentals



**44% of Princeton renters
spend 30% or more on
housing costs.**

Affordable Housing in Princeton – Waiting Lists



Princeton Affordable Housing

Approximately 300 households



Princeton Community Housing

Approximately 1,200 households



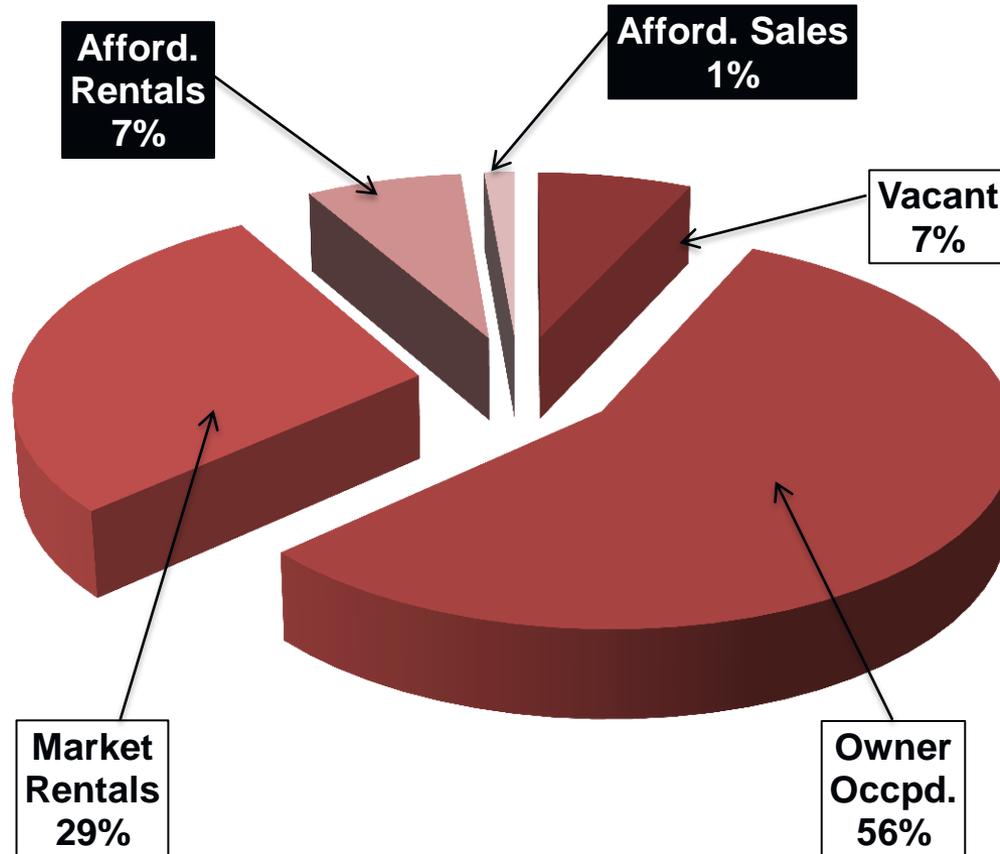
Princeton Housing Authority

Approximately 400 households

Princeton, NJ

Approx. 30,000 Residents

All Housing Units

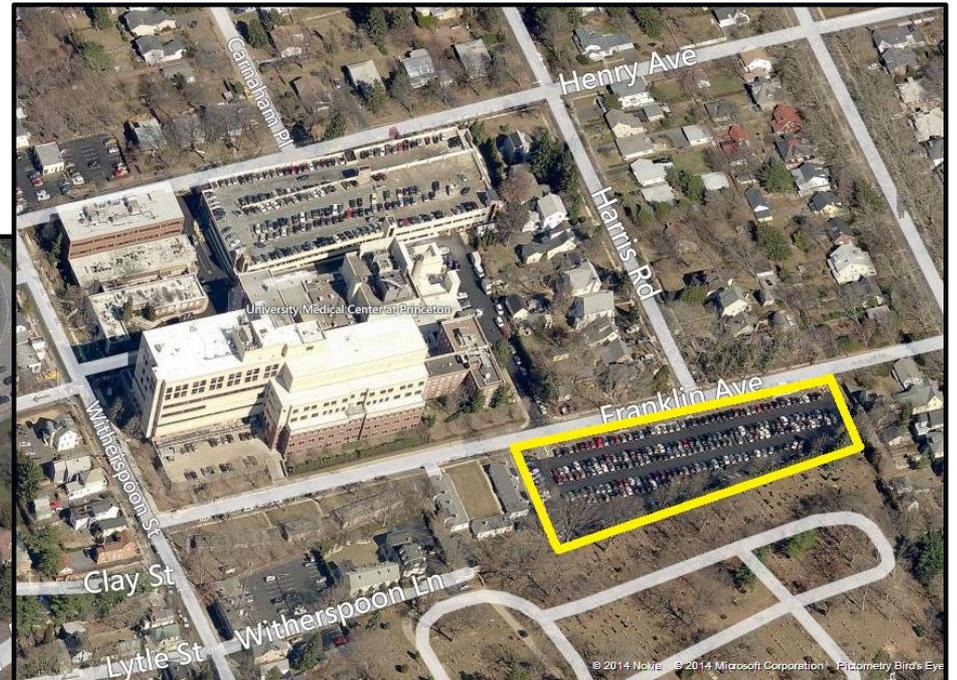


Source: David Kinsey, PP, 2013; PCH internal data, 2014

Affordable Housing Need - Potential Inclusionary Opportunities



North Harrison Street – PFARS Property



Franklin Avenue - Parking Lot



PCH's Goals:

- PCH will continue to **advocate** for **new affordable housing** to ensure a balance of housing that is essential to the community's socioeconomic livelihood and cultural diversity
- PCH will continue to collaborate with the Task Force, the municipality and the Princeton community to **provide opportunities** to address **the significant need for more affordable housing**, including strategies for inclusionary zoning with a minimum of a 20% set aside as well as adaptive re-use and neighborhood infill in the downtown area and in areas accessible to public transit
- PCH will continue to exercise **sound stewardship** in the **management** of its properties and enhancement of its supportive programming