

Housing Restricted to Low and Moderate Income Households in Princeton, N.J., 2017 (less than 80% of Area or Regional Median Income)			
Note: Princeton Borough and Princeton Township consolidated into Princeton as of January 1, 2013 Note: PHA = Princeton Housing Authority; PAH = Princeton Affordable Housing (municipality); PCH = Princeton Community Housing			
Location	Units	Date Completed	Comments
Franklin Terrace	10	1938	Low income family rental, owned by PHA; rehabilitated in 1996, managed by PHA.
Maple Terrace	10	1948	Low income family rental, owned and managed by PHA; rehabilitated in 1996
Clay Street (Hageman Homes)	50	1953	Low income family and single rental apartments, owned and managed by PHA.
Spruce Circle	50	1967	Low income senior and disabled rental, owned and managed by PHA
Princeton Community Village, Bunn Drive	238	1976	Mostly moderate income and some low income family rental units; developed, owned and managed by PCH under the §236 Program with §8 and Mercer County housing vouchers. 71 one-bedroom in six-story Holly House and 168 two, three and four bedroom townhouses.
Redding Circle	100	1978	Low income senior and mobility impaired (60 units) and family (40 units) rental, owned and managed by PHA
Elm Court	88	1985	Low and moderate income senior and disabled rental with HUD §202 funding; developed, owned and managed by PCH.
John/Clay Streets	5	1989	Borough-sponsored new construction low and moderate income family housing for sale; resales managed by PAH
Hamilton Avenue	6	1989	Borough-sponsored new construction low and moderate income family housing for sale; resales managed by PAH
Griggs Farm	140	1989	For sale moderate income and rental low income units developed by PCH and Township; 70 rentals developed with Federal Low Income Housing Tax Credits and NJ DCA grant, owned, and managed by Princeton Community Housing; 70 resales managed by PAH.
14 Vandeventer Street	1	1990s and 2010	Privately-developed rental, required by Borough inclusionary overlay ordinance, approved by variance, but not deed-restricted; new redevelopment approved in 2010 for redevelopment by use variance; 30 year deed restriction. PCH manages wait list.
171 John Street	1	1992	Borough-sponsored new construction moderate income family housing for sale; resales managed by PAH
Washington Oaks (Princeton Pike - Route 206)	60	1994	Family housing for sale, privately-developed by Calton Homes; low and moderate resales managed by PAH
7 Leigh Avenue	1	1994	Township-donated foreclosed house; rehabilitated and resold with 99 year deed restriction
16 Gulick Road	4	1994	Group home for disabled persons purchased with HUD §811 funding; owned and managed by CIFA II, Inc.
41 Spring Street	2	1995	Privately-developed existing building with five added housing units, of which one affordable units required by Borough inclusionary overlay ordinance; initially not deed restricted but deed restricted in 2010 for 30 years
159 John Street	1	1996	Borough-sponsored gut rehab moderate income three bedroom with 45 year deed restriction
Karin Court	16	1999	Very low income rental townhouses for families, funded by HUD, Federal Low Income Housing Tax Credits, and University land donation; owned and managed by PHA

Location	Units	Date Completed	Comments
Maclean Street	3	2001	Family units for sale, Borough-sponsored: 2 low and 1 moderate ; resales managed by PAH
Shirley Court	5	2001 and 2012	Family units for sale, Borough-sponsored: 1 low and 2 moderate; Borough-sponsored rentals: 2 moderate; in 2011-2012 owned and managed by PCH
Acorn Glen, 775 Mt. Lucas Rd	5	2001	Privately-developed assisted living residence in Township, approved with 5% set-aside of units required by zoning and Medicaid waivers
52 Leigh Avenue	2	2003	Township-donated property; gut rehab by Habitat for Humanity for sale
114 Leigh Avenue	1	2004	Borough-sponsored gut rehabilitation - moderate income family housing for sale
36 Moore Street (Hillier - South's Garage)	1	2004	Privately-developed moderate income sales units; required by Borough inclusionary overlay ordinance; Princeton preference in marketing
The Waxwood (Hillier - Quarry Street)	3	2004	Privately developed family rentals in Borough; preference for neighborhood residents in marketing, two moderate and one low income
55 Witherspoon Street Downtown Redevelopment - Phase I - Witherspoon House	2	2005	Borough and private developer as part of redevelopment of 24 rental units, parking garage, restaurant, retail, and plaza; PCH maintains waiting list
Princeton Consumer group home; 76 ½ Linden Lane	3	?	Group home for the disabled. Developed with HUD \$811 funding. Catholic Charities of the Diocese of Trenton.
253 Nassau St. (Princewood)	1	2005	One privately developed low income unit in Borough, plus payment to housing trust fund, as part of 12 units plus commercial space; PCH maintains waiting list.
Harriet Bryan House	67	2007	Low income senior rentals, developed and managed by PCH, with HUD §202, State Balanced Housing, Federal Home Loan Bank and municipal funding.
Hulfish North Palmer Square	10	2008-2012	Rental of 10 moderate existing units in Palmer Square as part of 100 new units to be built at Palmer Square Hulfish North, with negotiated only 20 year deed restriction; PCH maintains waiting list
100 Leigh Avenue, Units A-E	5	2009	Borough-owned low income and very low income rentals reconstructed with financial assistance from Princeton University; 99 year deed restriction; owned by PAH, managed by PCH
25 Spring Street Downtown Redevelopment - Phase II	10	2010	Low and moderate income family rentals developed by Borough and private developer as part of redevelopment of 53 units and retail
291 Nassau Street	1	2011	Rental unit as part of use variance approved in 1990s, but never deed-restricted; deed restricted in effect as of 2011 as part of approval for redevelopment of accessory unit
190-198 Witherspoon	2	2012	Rental units under use variance for mixed use renovation by Hillier, under construction 2011-2012
246 John Street	1	2012	Borough-acquired townhouse, gut rehab, to be deeded to PCH as low income rental, with 99 year deed restriction
24 North Harrison Street	4	2012	Borough acquisition of existing single family detached house with \$400,000 from Housing Trust Fund, deeded to Community Options for group home very low income units, renovated and expanded with State funds from Special Needs Housing Trust Fund
135 Bayard Lane	4	2013	Units rehabilitated and owned by Princeton University, currently managed by PCH
174 Jonathan Dayton Court	1	2013	Transitional housing. (Acquired and managed by Housing Initiative of Princeton)

9 Hilltop Road	4	2015	Group home for disabled persons; Privately developed by YCS and with Princeton contribution.
Merwick and Stanworth redevelopment	56	2016	Redeveloped by Princeton University in the MX (Mixed Use) zone, approved in 2012, a total of 326 units in townhouses, stacked flats, and apartments with a 20% set-aside, satisfied by 56 on-site affordable units and 9 units off-site: 5 units at 100A-E Leigh Avenue and 4 units at 135 Bayard Lane; PCH manages the wait list.
Avalon Princeton	56	2016	Redevelopment by Avalon Properties with 20% affordable housing set-aside in the MRRO (Mixed Residential-Retail-Office). Approved 2013. Site preparation (demolition) underway 2014.
Copperwood, Bunn Drive	12	2014	Inclusionary 153-unit senior rental project on Princeton Ridge, approved in 2011, began construction in 2012, with 7.6% set-aside (8 moderate and 4 low income)
Triad Associates, Carnevale Plaza, 255 Nassau Street	4	2017	Low and moderate income units (2 and 3 bedrooms); Triad Associates to manage the waitlist
Total Existing Low and Moderate Income Units	1,058		

Income-Restricted Housing for Middle Income Households in Princeton, N.J., 2017 (Borough Definition of Middle Income = 80% to 200% of Area Median Income)			
Location	Units	Date Completed	Comments
John/Clay Streets	3	1989	Borough-sponsored new construction for sale; resales managed by PAH
Hamilton Avenue	10	1989	Borough-sponsored new construction for sale; resales managed by PAH
Maclean Street	3	2001	Borough-sponsored new construction for sale; resales managed by PAH
Shirley Court	1	2001 - 2012	Borough-sponsored new construction for sale of three units; resales managed by PAH. In 2011-2012 two middle income units acquired by Borough and converted to moderate income rentals owned and managed by PCH.
Total Existing and Under Construction Middle Income Units	17		

Income Limits vary by household size, development and sponsor. For a current Fact Sheet with maximum low, moderate and middle income limits, see the Princeton Community Housing Web site:

<http://princetoncommunityhousing.org/pdf/Fact%20Sheet%20711.pdf>

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