

**Housing Restricted to Low and Moderate Income Households in Princeton, N.J., 2015
(< 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 the 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
12-14 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 Rd	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

Macleam 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; in 2011-2012 two middle income units acquired by Borough and converted to moderate income rental units 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 unit, 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
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, 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	Princeton-owned low income and very low income rentals reconstructed with financial assistance from Princeton University; 99 year deed restriction; managed by ?
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, 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.
Merwick redevelopment, Bayard Lane	16	2014	Redevelopment by Princeton University in the MX (Mixed Use) zone, approved in 2012

Copperwood, Bunn Drive (Hillier)	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); PCH to manage the wait list
Total Existing Low and Moderate Income Units	942		

Income-Restricted Housing for Middle Income Households in Princeton, N.J., 2015 (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
Macleam 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 Middle Income Units	17		

Proposed and Under Construction Affordable Housing for Low and Moderate Income Households in Princeton, N.J., 2015			
Location	Units	Completion Anticipated	Comments
Merwick and Stanworth redevelopment, Bayard Lane	40	2015-2016	Redevelopment 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 to manage the wait list
Former hospital site redevelopment	56	2016	Redevelopment by Avalon Bay Properties with 20% affordable housing set-aside in the MRRO (Mixed Residential-Retail-Office). Approved 2013. Site preparation (demolition) underway 2014-2015.
Total Proposed and Under Construction Low and Moderate Income Units	96		
Note: additional sites are zoned for inclusionary development but do not have active or current development proposals			

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>

Prepared by David N. Kinsey, last revised October 13, 2015, with the assistance of Christy Peacock (PAH), Derek Bridger (former Borough Affordable Housing), Scott Parsons (PHA), and Arnaz Yousafzai (PCH)
Please email any corrections or updates to: david@kinseyhand.com