

## HOUSING HOT TOPICS:

### PARAMUS AFFORDABLE WAIT LIST

**Deadline: May 15, 2023**

**Town: Paramus**

**Name:** Soldier Hill Commons

**Address:** 1, 3, 5 Soldier Hill Road

**Applications:**

[Click here](#) for link to obtain application, eligibility requirements, floor plans and more.

Available by email: [affordablehousing@paramusborough.org](mailto:affordablehousing@paramusborough.org) or

by phone: 201-265-2100 x 2220

Fourteen 1-, 2- and 3 Bedroom apartments expected to be available Spring 2023

#### **Rent ranges from:**

1 BR: \$515(v.low); na (Low); \$1165(Mod)

2 BR: \$605(v.low); \$1285(Low); \$1385(Mod)

3 BR: na (v.low); \$1,285(Low); \$1586(Mod)

#### **Maximum Annual Income by Family Size:**

1 person: \$24,286 (v.low); \$40,477(Low);  
\$64,764 (Mod)

2 persons: \$27,756 (v.low); \$46,260(Low);  
\$74,016(mod)

For additional family size maximum incomes, visit:

[www.paramusborough.org/214/Affordable-Housing](http://www.paramusborough.org/214/Affordable-Housing)

#### **Agent:**

Paramus Affordable Housing Corp.

105 No. Farview Ave

Paramus, NJ 07652

201-265-2100 x 2220

### LITTLE FERRY SENIOR APARTMENTS WAIT LIST OPEN

**Apply ASAP—Unknown deadline**

**Town: Little Ferry**

**Name:** Osprey Point Apartments

**Address:** 250 Mehrhof Road

**Applications—**Yes. 85 1 and 2 Bedroom affordable senior rental apartments with supportive components

**Wait list?** Yes Age 55+

**Rents:** (tenant pays heat, hot water, apartment electric, cooking and A/C)

For 1 Bedroom: \$984 - \$1,213

For 2 Bedroom: \$1,175-\$1,450

#### **Maximum Income Limits:**

50% of area median income

1 person: \$42,850

2 persons: \$49,000

60% of area median income

1 person: \$51,420

2 persons: \$58,800

Note: These are the 2022 Maximum Income Requirements and are subject to change. Some apartments are set aside for households below these income limits.

For more information about income calculations, for larger households, and general questions, call 551-345-8600 or visit the [agent's website](#).

**How to Apply:** Apply online at:

[www.ospreypointapartments.com](http://www.ospreypointapartments.com)

You will have to create an account in order to log on

OR-

Call 551-345-8600 to ask if a paper application can be mailed to you

OR-

An application can be emailed to you by contacting: [mccormick@co.bergen.nj.us](mailto:mccormick@co.bergen.nj.us)

You will need to print the application and fill it out by hand in this instance.

Instructions on how to return the completed and signed paper applications will be found on the top of the application form.

**Agent:** Osprey Point- a Regan Development property

551-345-8600

<https://regandevlopment.com/new-york-new-jersey-real-estate-developers/osprey-point/>

**Deadline: June 2, 2023**

**Special Needs Units and 2-, 3- bedroom family units in Cresskill**

**Bergen County's United Way** is excited to release the application for its latest affordable housing project at 65 E. Madison Ave. in Cresskill, NJ

- 1 four-bedroom licensed special needs unit
- 2 one-bedroom unlicensed special needs units
- 1 two-bedroom unlicensed special needs shared unit
- 1 two-bedroom affordable family unit
- 1 three-bedroom affordable family unit

Interested in applying? Get started by [clicking here](#) .

For questions or assistance, contact United Way's Housing Services Coordinator at 201-291-0619 or email: [housing@bergenunitedway.org](mailto:housing@bergenunitedway.org)

(Please include Cresskill Affordable Rentals in the subject line)

#### ADDITIONAL VACANCIES

There are currently two special needs vacancies the United Way is looking to fill: one in Fort Lee and one in Tenafly

Both units are two-bedroom shared units. In Fort Lee the unit will be shared with another male.

In Tenafly, the current tenant is a female.

Interested parties may contact Patrick Chieffe directly via email for more information:

**Deadline June 27, 2023 at 3:00pm**

**Town: Teaneck**

**Address:** 1371 Teaneck Road

Features two 1-bedroom, low and moderate-income apartments

1 BR: Low Income \$885/mo **Min. Income:** \$35,169

1 BR: Mod. Income \$1,088/mo. **Min. Income:** \$42,150

**Maximum incomes:**

1 person \$40,477(low) \$64,764 (Mod.)

2 persons \$46,260(low) \$74,016 (Mod.)

For additional income limits [click here](#).

**How to apply:** download online:

<https://www.piazzanj.com/property/central-oak/>

email: [Teaneck@HousingQuest.com](mailto:Teaneck@HousingQuest.com)

**Fax:** 609-786-1105

Please complete the Preliminary Application as soon as possible and fax or mail it directly to Piazza & Associates, Inc., 201 Rockingham Row, Princeton Forrestal Village, Princeton, NJ08540 Phone: 609-786-1100 Fax: 609-786-1105

**Deadline: July 5, 2023**

**Town: Montvale**

**Name:** Cornerstone at Montvale

**Address:** 161 Summit Ave

An affordable family rental community featuring 1, 2 & 3 bedroom residences with rents ranging from \$625-\$1,609

**Applications:**

[Click here](#) for a link to download **preliminary application**, and for a link to download the **rent and income requirement sheet**. THERE ARE MINIMUM INCOME REQUIREMENTS FOR VARIOUS UNITS AND RENTAL RANGES, so refer to this sheet to see if you are eligible.

**Apartment homes at Cornerstone at Montvale are priced differently and not all applicants may be eligible for a particular unit that may become available.**

All instructions and eligibility requirements will be found on the actual application when downloaded.

**Download and print the application, fill it out and mail, before July 5, 2023, to:**

**Cornerstone at Montvale  
500 Barnegat Boulevard North, Bldg. 100  
Barnegat, NJ 08005**

All applicants will receive via mail a letter explaining the status of application

A lottery will be held on July 13, 2023 to select households for placement in a unit specific to the household's prequalified income and qualified unit size.

**The Navigator Says:** Communication by this agent may be done via mail, e-mail or telephone, so keep checking all so you don't miss any notifications.

Any questions about Cornerstone at Montvale? Call 201-391-0172

**Agent:**

Walters Group Apartments  
500 Barnegat Boulevard  
Building 100  
Barnegat, NJ 08005

**SPECIAL OPPORTUNITY FOR DISABLED VETERANS**

**Town: Paramus**

**Name:** Veterans in Paramus Town Homes

**Address:** 105 North Farview Ave

2-bedroom townhomes to rent for qualifying households of 2 or more people.

All have elevators and are ADA accessible.

Tenant pays all utilities

**Eligibility:** Interested veteran households will be required to submit their disability documentation papers, as well as income documents. In addition to affordable housing requirements applicants are subject to tenant selection criteria set forth by the landlord such as a credit criteria & criminal background check.

**Income Criteria:**

Two-person household income: Minimum: \$22,250.00 Maximum: \$52,650.00.

Three-person household income: Minimum: \$25,050.00 Maximum: \$59,250.00.

Four-person household income: Minimum: \$27,800.00 Maximum: \$65,800.00

Income is certified

**How to apply:** Applications are available at the Paramus Affordable Housing Office at 105 North Farview Ave, between 8:30-3:00 p.m., Monday – Friday or by calling 201-265-2100 ext. 2220, or request an application by email: [affordablehousing@paramusborough.org](mailto:affordablehousing@paramusborough.org)

Link for info about Paramus Affordable Housing:

<https://www.paramusborough.org/214/Affordable-Housing>

Link to Veterans preliminary application:

<https://www.paramusborough.org/DocumentCenter/View/2436/VIP-PRESCREEN-APPLICATION-REVISED-9-23-2020-lds>

**OPPORTUNITY FOR SPECIAL NEEDS DISABLED AND/OR HOMELESS VETERANS:**

**Town: Northvale**

**Name:** Franklin Villa Apartments

**Address:** 188 Franklin St.

**Applications?** Yes

**How to Apply:** Online open only to special needs disabled and/or homeless Veteran households

**Agent:** Housing Authority of Bergen County

One Bergen County Plaza, 2<sup>nd</sup> floor, Hackensack, NJ

201-336-7600

**Link to apply:**

Website (on-line wait list):

[https://habcnj.org/apply\\_for\\_housing/index.php](https://habcnj.org/apply_for_housing/index.php)

Actual application:

<https://njbergenco.tenmast.com/Apply/>

NOTE: if you do not have internet access you may make an appointment to use one of their Self Service Kiosks. Call 201-336-7600 to schedule an appointment.

## **SUPPORTIVE HOUSING OPPORTUNITY FOR VETERANS, WITH PREFERENCES GIVEN TO HOMELESS VETS AND BERGEN COUNTY VETS WITH SERVICE-CONNECTED DISABILITIES**

**Town:** Emerson

**Name:** Emerson Veteran Supportive Housing

**Address:** 324 Main Street

**Applications?** Yes

**How to Apply:** Online

**Agent:** Housing Authority of Bergen County

One Bergen County Plaza, 2<sup>nd</sup> floor, Hackensack, NJ

201-336-7600

**Link to apply:**

Website (on-line wait list):

[https://habcnj.org/apply\\_for\\_housing/index.php](https://habcnj.org/apply_for_housing/index.php)

Actual application:

<https://njbergenco.tenmast.com/Apply/>

NOTE: if you do not have internet access you may make an appointment to use one of their Self Service Kiosks. Call 201-336-7600 to schedule an appointment.

## **SPECIAL AMENITIES-INCLUDED AFFORDABLE HOUSING OPPORTUNITY FOR 62+ SENIOR LIVING**

**Town:** Paramus

**Name:** Brightview

**Address:** 396 Forest Avenue

The following amenities are included in the rent: • Scheduled transportation • All utilities (except phone) • Housekeeping & linen change service • Continental Breakfast and Chef-prepared dinner daily • Staff on site 24 hours • Emergency response system 24 hours

Rent for one-person household range is \$2,556.00 - \$3,408.00 with a minimum income of \$38,340.00 - \$51,120.00

Rent for two-person household range is \$2,920.00- \$3,627.00 with a minimum income of \$43,800.00 - \$54,400.00

Applications are available upon request by email at [affordablehousing@paramusborough.org](mailto:affordablehousing@paramusborough.org) or can be picked up at the Paramus Affordable Housing Office—105 North Farview Ave., Paramus NJ 07652-- between 8:30am-3:00pm, Monday - Friday or by calling 201-265-2100 ext. 2220.

**Link to application:**

<https://www.paramusborough.org/DocumentCenter/View/2435/BrightView-Brochure-Application>

## **SPECIAL SHARED HOUSING OPPORTUNITY:**

**Town:** Ridgewood

**Address:** 2 Victorian homes at 104 Cottage Place and 130 Prospect Street **What:** Not-for-profit organization offers shared residences for independent senior citizens, age 55+. Each home has 14 rooms with 7 bathrooms. Located in downtown Ridgewood, walking distance to stores and dining options. Village Service Senior bus stop at door. Male and female welcome.

**Requirements:** Age 55+. Must be physically and mentally independent—able to walk, navigate stairs, not be in need of skilled nursing care, able to manage own medications. Residents should be compatible with a group living environment and must provide name of a nearby person to be emergency contact. For full list of Frequently Asked Questions: <https://shareridgewood.org/faq/>

**What is included in fee:** Private room with resident's own furniture; shared bathroom (2 people), meals, utilities and housekeeping services. Common dining, living, kitchen and laundry room plus free parking.

**Cost:** Currently \$1603/month (includes cable), plus non-refundable entrance fee of additional 1 month payment.

**Wait list open:** Yes

**How to apply:** Online: <https://shareridgewood.org/apply/>

Call Kathleen McCann at 201-670-9605 for an application and to set up a tour.

**Agent:** S.H.A.R.E, Inc. -- Independent Living for Active Seniors

<https://shareridgewood.org>

201-670-9605

### **SPECIAL SUPPORTIVE SENIOR COMMUNITY OPPORTUNITY:**

**Town:** River Edge

**Name:** The Senior Residence at St. Peter the Apostle

**Address:** 415 5<sup>th</sup> Avenue

Requirements: Age 60+; persons with disabilities. Supportive community offering 3 meals a day, housekeeping, recreation, medication management, 24-hour staffing, private rooms with either private or shared bathrooms.

**Cost:** \$2,900/month-- room with shared bathroom; \$3,200/month-- room with private bathroom

**How to apply:** <https://www.stpetersresidence.org/application-forms/>

Contact Gina Principato at 201-225-0707

### **SPECIAL SUPPORTIVE SENIOR COMMUNITY OPPORTUNITY:**

**Town:** Wyckoff

**Name:** Hillcrest Residence at Christian Health

**Address:** 307 Sicomac Ave

Requirements: Age 60+; persons with disabilities. Unique "pre-assisted" living option for independent seniors. Supportive community offering private studio and private bathroom, with the benefit of shared restaurant style dining; planned group activities and the security of 24 hour staff presence. Additional services available upon request.

**Cost:** \$3,224/month for a standard size studio. Larger studios are available.

**How to apply:** <https://www.christianhealthnj.org/communities-services/senior-life/independent-living/>

Contact Mary Mariconda at 201-848-5856

### **FEDERALLY SUBSIDIZED BUILDINGS OUTSIDE OF BERGEN COUNTY**

**Town:** Irvington

**Name:** Irvington Seniors Apartments

**Address:** 1 Linden Ave.

**Applications?** Yes. 1 Bedroom apartments Age 62+

Rent based on 30% of adjusted income

Includes heat, hot water, trash, recycling. Kitchen with full size appliances. Apartments furnished with blinds and air conditioners.

Amenities include elevators, library with computer internet access, recreation room, activities coordinator, Service Coordinator to assist residents with community resources, Life Line Emergency Alert System, weekly shopping van service and laundry facilities. Courtesy officers at front desk 24 hours day, full time maintenance and management staff

**Maximum incomes**

1 person: \$37,600

2 persons: \$43,000

**How to apply:**

Call 973-374-1702

OR

Email [assistant@irvingtonseniors.com](mailto:assistant@irvingtonseniors.com)

OR

**In Person** to pick up application between hours of 8:30 am to 4:30 pm Monday through Friday  
Must have good credit, pass criminal background check, excellent landlord reference and home visit.

Contact Leasing Manager for more information-- 973-374-1702

Completed applications can be delivered in person, or mailed to 1 Linden Ave., Irvington, NJ 07111, along with copy of Photo ID, or birth certificate, or valid passport or certificate of nationalization.

MUST SIGN APPLICATION, or it will be returned. Follow all instructions on the application.

**Town: Butler**

**Name:** Butler Senior Community

**Address:** 9 Ace Road, Butler, NJ 07405

**Applications?** Yes Age 62+; 18+ mobility impaired

Rent based on 30% of adjusted income

Max. income for 1 person: \$40,250

Max. income for 2 persons: \$46,000

Rent based on 30% of adjusted income

**How to apply:** apply online:

<https://www.jahma.org/butlerseniorcommunity>

fill out the electronic application and email the completed application to:  
[dtomaszkowicz@springpointsl.org](mailto:dtomaszkowicz@springpointsl.org)

or request a paper application by emailing [dtomaszkowicz@springpointsl.org](mailto:dtomaszkowicz@springpointsl.org)

or submit a written request--include your name, address and phone number and mail to:

Butler Senior Community, Attn: Management Office, 9 Ace Rd., Butler, NJ 07405

**Management office:** 9 Ace Road, Butler, NJ 07405

Phone: 973-492-3700 Fax: 973-492-5331

If you have a disability and need assistance with the application, call Sandra Pettiford, Executive Director, at 973-492-3700

**Agent:** Springpoint Senior Living, Inc

**Town: Passaic**

**Name:** Boulevard Seniors Apartments

**Address:** 187 Boulevard Park

**Applications?** Yes Age 62+; disabled persons and their families

Rent based on 30% of adjusted income

Maximum incomes---

1 person: \$57,000

2 people: \$65,950

**How to apply:** for an application, call Evelyn Lopez at the management office at 973-471-7449 or stop in to pick up an application at 187 Boulevard Park, Passaic, NJ 07055

Hours to call or pick up: Mon., Tues., Wed., or Fri.---9 am to 5 pm

**NOTE:** application must be filled out completely (no blank spaces—if a question does not apply, write in "NA").

Completed ORIGINAL application must be mailed back, or dropped off to address above.

Agent: SHP Management Corp.

Email: [boulevardsrs@shpmanagement.com](mailto:boulevardsrs@shpmanagement.com)

Fax: 973-253-4070

Completed Applications may be emailed or faxed, but ALWAYS THE ORIGINAL APPLICATION MUST BE MAILED as well.

**Town: South Orange**

**Name:** South Orange B'nai B'rith Federation House

**Address:** 219 South Orange Ave.

**Applications?** Yes.

Studio and 1-Bedroom apartments Age 62+ or physically disabled adults

Rent based on 30% of adjusted income

Includes heat, hot water, trash, recycling. Kitchen with full size appliances. Apartments furnished with blinds and living room air conditioner. Tenant pays for electricity, but given a utility allowance. Amenities include library, computer lab, free wireless internet and multipurpose room which includes a kitchen, and outdoor exercise yard. Community Life programs include lecturers, exercise, art classes, music and cultural events. Transportation service to and from local shopping areas and community events.

**Visit their website:** [www.jchcorp.org](http://www.jchcorp.org)

**Maximum income limits for 2022**

1 person: \$48,300

2 persons: \$55,200

**How to request an application, which is then mailed to prospective tenant:**

**EMAIL:** [Lorna-MaeD@jchcorp.org](mailto:Lorna-MaeD@jchcorp.org) or;

**IN PERSON:** pick up application between hours of 9:00 am to 5:00 pm Monday through Thursday, and from 9:00 am to 4:00pm Fridays at the management Office

**BY MAIL:** Lorna-Mae Davis, Property Manager

South Orange B'nai B'rith Federation House

219 South Orange Ave., South Orange, NJ 07079

For more information, or if you have a disability and need assistance with the application process, please contact Lorna-Mae Davis, Property Manager

973-530-3950

email: [Lorna-MaeD@jchcorp.org](mailto:Lorna-MaeD@jchcorp.org)

Completed applications can be mailed or delivered in person to South Orange B'nai B'rith Federation House, 219 South Orange Ave., South Orange, NJ 07079

Applicants should answer all questions on the application to the best of their knowledge. Do not include any other documentation with this preliminary application. Applicants are placed on the wait list when their application is received, and in February of each year a waitlist notice is sent to the applicant to confirm if they want to remain on the waitlist and to update their information. If applicant responds "yes" they will remain on the list.

**Town: Hawthorne**

**Name:** Evergreen Court

**Address:** 303 Sicomac Ave, Wyckoff, NJ 07481

Age-restricted—all residents must be 62 years and older

8 units are allocated to Hawthorne in this development that borders Wyckoff and Hawthorne.

**Applications:** On-line

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J3m00001nOnwtEAC>

**Agent:** CGP&H 609-664-2769 x5

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements: [https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

## **STANDING WAIT LISTS:**

Continues to accept applications for their wait list:

**Town:** Bergenfield

**Name:** Bella at Bergenfield

**Address:** 15 West Johnson Ave

**Applications?** Yes 9 apartments total

1 and 2 BR--very low, low and moderate apartments with monthly rents from \$429 to \$1,151 (utilities not included)

**Wait list?** opening summer of 2020, deadline to apply was June 30, 2020, for a first random selection. now applications for standing wait list.

**How to apply:** online

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J3m00001iccPmEAI>

**Agent:** CGP&H 609-664-2769 x5

If no email/internet, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

**NOTE:** Maximum and minimum income requirements—Income limits and Availability Dates are subject to change without notice. In addition to the affordable housing criteria, final applicants will also be subject to a non-refundable application fee of \$95 due at the time of credit check and the tenant selection criteria.

NOTE: See how this agent calculates minimum income requirements: [https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town:** Cresskill

**Name:** Cresskill Affordable Property

**Address:** 35-39 Union Ave

**Applications?** Yes

**How to Apply:** online

**Agent:** CGP&H

609-664-2769 x5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00001gD5pnUAC>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town: Cresskill**

**Name:** Cresskill Affordable Property

**Address:** 31-39 Broadway St

**Applications?** Yes

**How to Apply:** online

**Agent:** CGP&H

609-664-2769 x5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/all-opportunities/municipalities/?mid=a1F1N00000347BKUAY>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town: Cresskill**

**Name:** 1 Tenakill Park Drive East (North Building)

**Note:** no agent is overseeing this location—no link for application available. You must contact the provider directly to obtain application:

Rania Fragoso at [rfragoso@daibes.net](mailto:rfragoso@daibes.net), or call 201-840-0050

**Link for additional info:** <https://www.affordablehomesnewjersey.com/rental-opportunities/developments-na/?did=a0J1N00001gCzT6UAK>

**Town: Cresskill**

**Name:** 6 & 10 Madison Ave

**Note:** no agent is overseeing this location—no link for application available. You must contact the provider directly to obtain application:

Rania Fragoso at [rfragoso@daibes.net](mailto:rfragoso@daibes.net), or call 201-840-0050

**Link for additional info:**

[www.affordablehomesnewjersey.com/rental-opportunities/developments-na/?did=a0J1N00001qD4GvUAK](http://www.affordablehomesnewjersey.com/rental-opportunities/developments-na/?did=a0J1N00001qD4GvUAK)

**Town: Cliffside Park**

**Name:** Riverview Tower

**Address:** 500 Gorge Rd

**Applications?** Yes, Veterans 62+/spouse of deceased vet or disabled and at least 55 yrs. old

**How to Apply:** In Person to Cliffside Park Housing Authority--

**Agent:** Cliffside Park Housing Authority 500 Gorge Rd 201-941-0655

**Link to apply:** <https://www.cphousingauthority.com/>

**Actual on-line application for Veterans and Spouses of Deceased Veterans:**

[Cliffside Park Housing Authority Online Application \(pha-web.com\)](http://CliffsideParkHousingAuthorityOnlineApplication(pha-web.com))

**Town: Cliffside Park**

**Name:** Terrace View Tower

**Address:** 550 Gorge Rd

**Applications?** Yes, Veterans 62+/spouse of deceased vet or disabled at least 55 years old

**How to Apply:** In Person to Cliffside Park Housing Authority

**Agent:** Cliffside Park Housing Authority 500 Gorge Rd 201-941-0655

**Link to apply:** <https://www.cphousingauthority.com/>

**Actual on-line application for Veterans and Spouses of Deceased Veterans:**

[Cliffside Park Housing Authority Online Application \(pha-web.com\)](http://CliffsideParkHousingAuthorityOnlineApplication(pha-web.com))

**Town: Dumont**

**Name:** Dumont Senior Housing

**Address:** 9495 Schraalenburgh Way

**Applications?** Yes

**Wait list?** Yes, Age 62+

**How to Apply:** call Penwall Co. : 201-836-4500 for application. Pre-Applications can also be obtained by email to : [mccormick@co.bergen.nj.us](mailto:mccormick@co.bergen.nj.us)

Print it out, fill it out and mail to:

Dumont Sr. Housing, PO Box 707

Ridgewood, NJ 07450

**Agent:** Penwall

Rent: \$1,025/mo.

**Town: East Rutherford**

**Address:** 754 Paterson Ave

**Applications?** Yes, offers 2 one- and two-bedroom apartments. To apply, check "Rentals" on the Preliminary Application form.

**How to apply:** download online:

<https://www.piazzanij.com/property/754-paterson-avenue/>

**email:** [EastRutherford@HousingQuest.com](mailto:EastRutherford@HousingQuest.com)

Fax: 609-786-1105

NOTE: Maximum and minimum income requirements

1 BD: \$35,181(Low) Rent: \$838

2 BR: \$50,567(Mod) Rent: \$1,247

Please complete the Preliminary Application as soon as possible and fax or mail it directly to Piazza & Associates, Inc., 201 Rockingham Row, Princeton Forrestal Village, Princeton, NJ08540 Phone: 609-786-1100 Fax: 609-786-1105

**Town: East Rutherford**

**Name:** Central and Oak

**Address:** 10 Oak Street

**Applications?** Yes, Central and Oak will be offering a total of 30 very low-, low- and moderate-income rental units To apply, check "Rentals" on the Preliminary Application form.

**How to apply:** download and print application:

<https://www.piazzani.com/property/central-oak/>

**email:** [EastRutherford@HousingQuest.com](mailto:EastRutherford@HousingQuest.com)

NOTE: Maximum and minimum income requirements

- 1 BD: \$22,286(Very Low) Rent: \$550
- 2 BR: \$26,811(Very Low) Rent: \$649

**Refer to link above for additional minimums, rents and bedrooms**

Please complete the Preliminary Application as soon as possible and fax or mail it directly to Piazza & Associates, Inc., 201 Rockingham Row, Princeton Forrestal Village, Princeton, NJ08540 Fax: 609-786-1105

**Town: Edgewater**

**Name:** Avalon at Edgewater

**Address:** 100 River Mews Ln

**Applications?** Yes

**How to Apply:** online

**Agent:** CGP&H

609-664-2769 x5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0Jo0000003815kEAA>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town: Edgewater**

**Name:** Edgewater Housing Associates Urban Renewal Senior Housing

**Address:** 27 Dempsey Av

**Applications?** Yes Age 62+ or disabled

1 Bedroom, monthly rent of \$1165 including heat and hot water. Annual increase of 3½ percent each year. No Edgewater residency preference

**How to Apply:** online, Mail, Phone or In Person to Housing Authority  
**Agent:** Edgewater Housing Authority 300 Undercliff Ave. 201-943-6000  
**email:** [clodato@edgewaterha.org](mailto:clodato@edgewaterha.org)  
**Link for information:** <http://www.edgewaterha.org/>  
Call the Edgewater Housing Authority for details: 201-943-6000  
**Link to apply online:** <https://www.pha-web.com/portal/applicant/edgewater/>

**Town: Edgewater**

**Name:** Neighborhood Assoc. Housing Friends NAHF Undercliff Apts  
**Address:** 377 Undercliff Av  
**Applications?** Yes  
Family apartments-not age restricted- no elevator  
Rent 30% of adjusted income  
**How to Apply:** Mail, Phone or In Person to Housing Authority  
**Agent:** Edgewater Housing Authority 300 Undercliff Ave. 201-943-6000  
**email:** [clodato@edgewaterha.org](mailto:clodato@edgewaterha.org)  
**Link for information:**  
<http://www.edgewaterha.org/>  
Call the Edgewater Housing Authority for details: 201-943-6000  
**Link to apply online:** <https://www.pha-web.com/portal/applicant/edgewater/>

**Town: Edgewater**

**Name:** Neighborhood Assoc. Housing Friends NAHF Edgewater Place Apts.  
**Address:** 75 & 79-85 Edgewater Pl  
**Applications?** Yes  
**How to Apply:** Mail, Phone, Online or in Person to housing Authority  
**Agent:** Edgewater Housing Authority 300 Undercliff Ave. 201-943-6000  
**email:** [clodato@edgewaterha.org](mailto:clodato@edgewaterha.org)  
**Link for information:**  
<http://www.edgewaterha.org/>  
Call the Edgewater Housing Authority for details: 201-943-6000  
**Link to apply online:** <https://www.pha-web.com/portal/applicant/edgewater/>

**Town: Edgewater**

**Name:** Edgewater Senior Residence PVB Housing  
**Address:** 300 Undercliff Ave, Attn: Christine Lodato  
**Applications?** Yes, Low income seniors 62+--Edgewater residents only OR Veterans or spouses of deceased veterans—no Edgewater residency requirement for vets  
Rent 30% of adjusted income  
**How to Apply:** Mail, Phone, Online or In Person to Housing Authority  
**Agent:** Edgewater Housing Authority 300 Undercliff Ave. 201-943-6000  
**email:** [clodato@edgewaterha.org](mailto:clodato@edgewaterha.org)  
**Link for information:**  
<http://www.edgewaterha.org/>  
Call the Edgewater Housing Authority for details: 201-943-6000  
**Link to apply online:** <https://www.pha-web.com/portal/applicant/edgewater/>

**Continues to accept applications for their wait list:**

**Town: Elmwood Park**

**Name:** River Walk  
**Applications?** Yes

**Wait list?** Yes

**How to Apply:** online

**Agent:** CGP&H

609-664-2769 x5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00001hPGeBUAW>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Continues to accept applications for their wait list:**

**New Apartments** (not age-restricted) with staggered availability in August 2022; around September to December 2022; and around September to December 2023

**Town:** Elmwood Park

**Name:** Riverwalk 2022 2023

**Address:** 300 Riverfront Blvd.

**Applications?** Yes 37 New family rental apartments

1, 2 & 3 BR--very low, low and moderate apartments

**Maximum income limits per household:**

1 person: \$24,286 Very Low; \$40,477 Low; \$64,764 Moderate

2 persons: \$27,756 Very Low; \$46,260 Low; \$74,016 Moderate

**Wait list?** Yes

**Link to apply:** <https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000i1o9DUAQ>

See link above for additional household maximums

\*\*To submit preliminary application, any household must have minimum income of at least \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

**Continues to accept applications for their wait list:**

**New 55+ age-restricted apartments** with availability in September to December 2023

**Town:** Elmwood Park

**Name:** Riverwalk 55+

**Address:** 300 Riverfront Blvd.

**Applications?** 22 New age-restricted apartments 55+

1BR--very low, low and moderate apartments

**Wait list?** Yes

**Link to apply:** <https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J6O00000i1o98UAA>

**Maximum income limits per household:**

1 person: \$24,286 Very Low; \$40,477 Low; \$64,764 Moderate

2 persons: \$27,756 Very Low; \$46,260 Low; \$74,016 Moderate

**Agent:** CGP&H 609-664-2769 x5

If no email/internet, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: Maximum and minimum income requirements—Income limits and Availability Dates are subject to change without notice.

See link above for additional household maximums

\*\*To submit preliminary application, any household must have minimum income of at least \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**NOTE: See how this agent calculates minimum income requirements:**

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

**Town:** Englewood

**Name:** Greater Englewood Housing Partners

**Address:** 1 Rock Creek Terr. and 1 Parkview Terr.

**Applications?** Yes

**Wait List:** Yes

1-2-3-4 bedroom subsidized apartments

**Agent:** MMS Group

**How to apply:** To obtain application used for either address:

Call Darlene at 201-871-0178

Or Fax request to 201-871-5888

Or email: [dngabirano@mmsgroup.com](mailto:dngabirano@mmsgroup.com)

Fill out application and email/fax to above or mail to:

Greater Englewood Housing Partners, 1 Rock Creek Terr., Englewood, NJ 07631

**Town:** Englewood

**Name:** Vincent K Tibbs Senior Apartments

**Address:** 111 West St

**Applications?** Yes Age 62+; disabled 55+

**How to Apply:** PU application at 111 West St. or call: 201-871-3451

**Agent:** Englewood Housing Authority

**Link for information:** <http://ehahousing.org/senior-housing/>

**NOTE:** To be notified when the Englewood Housing Authority's Section 8 waiting list opens, [click here](#) to submit your email address.

**Town:** Englewood

**Name:** Vivian at Englewood

**Address:** 75 Sterling Blvd

1 Br; 2 BR; 3BR

**Wait list?** Yes

**Link to apply:**

[Locations - CGP&H \(affordablehomesnewjersey.com\)](http://www.affordablehomesnewjersey.com)

**Maximum income limits per household:**

1 person: \$24,286 Very Low; \$40,477 Low; \$64,764 Moderate

2 persons: \$27,756 Very Low; \$46,260 Low; \$74,016 Moderate

**Agent:** CGP&H 609-664-2769 x5

If no email/internet, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: Maximum and minimum income requirements—Income limits and Availability Dates are subject to change without notice.

NOTE: See how this agent calculates minimum income requirements: [https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Continues to accept applications for their wait list:**

**Town:** Fair Lawn

**Name:** Senator Bob Gordon Senior Living Complex

For adults age 55 and over

**Address:** 18-25 River Road

**Applications:** Yes

**Link for info:**

<https://www.fairlawn.org/seniorhousing>

**Agent:** Fair Lawn Senior Housing Urban Renewal LP

Phone: 201-581-1766

**email:** [krodriguez@thealtagroup.net](mailto:krodriguez@thealtagroup.net)

**Link to application:** [https://www.fairlawn.org/sites/default/files/field/files-docs/fair\\_lawn\\_senior\\_housing\\_application\\_fill\\_ud.pdf](https://www.fairlawn.org/sites/default/files/field/files-docs/fair_lawn_senior_housing_application_fill_ud.pdf)

Applications can also be obtained at Fair Lawn Municipal Bldg., Rooms 206 (clerk); 209 (Housing Liaison); 109 (Health & Human Services) also at Public Library and Senior Center in Fair Lawn

NOTE: Maximum and Minimum income requirements

Minimum incomes are: \$21,480 (50% of area minimum income) with rent of \$895 and \$26,160 (60% of area minimum income) with rent of \$1,090.

More income information can be found on downloadable application.

Completed applications can be faxed to: 201-836-4545, or emailed to [krodriguez@thealtagroup.net](mailto:krodriguez@thealtagroup.net) or mailed to:

Fair Lawn Senior Housing Urban Renewal LP, PO BOX 707, Ridgewood, NJ 07450

**Continues to accept applications for their wait list:**

**Town:** Franklin Lakes

**Name:** Franklin Manor

**Address:** 8 Tice Road

**Applications?** Yes-- 8 affordable rental apartments

1-2-3 BR--very low, low and moderate apartments

**Wait list?** Yes

**How to apply:** on-line

<https://www.affordablehomesnewjersey.com/all-opportunities/municipalities/?mid=a1F3m0000032o9vEAA>

**Agent:** CGP&H 609-664-2769 x5

If no email/internet, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

**NOTE:** Maximum and minimum income requirements—Income limits and Availability Dates are subject to change without notice.

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\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town: Garfield**

**Name:** Garfield Senior Housing

**Address:** 15 Commerce St

**Applications?** Yes Age 62+

**Wait list?** Yes

**How to Apply:** call Penwall Co. at 201-836-4500 for pre-application. Pre-Applications can also be obtained by emailing to: [mccormick@co.bergen.nj.us](mailto:mccormick@co.bergen.nj.us). Print it out, fill it out and mail to:

Garfield Sr. Housing, PO Box 707, Ridgewood, NJ 07450

**Agent:** Penwall

Rent: \$850/mo plus all utilities

**Town: Hackensack**

**Name:** Barcelona Ct

**Address:** 164 Beech St

**Applications?** Yes

**How to Apply:** Online preferred Hackensack residents; Seniors 62+ or disabled only at this time

**Link to apply:** <http://hackensackhousing.org/public-housing/>

**Actual application:** [hackensack.pha-web.com/wlapplication.aspx](http://hackensack.pha-web.com/wlapplication.aspx)

**Agent:** Hackensack Housing Authority

Phone:201-342 -4280

Fax: 201-342-5044

**Town: Hackensack**

**Name:** Hackensack Housing Authority - Harry Berkie Gardens

**Address:** 60 Kansas St

**Applications?** Yes

**How to Apply:** Online. Preferred -Hackensack residents; Seniors 62+ or disabled only at this time

**Link to apply:** <http://hackensackhousing.org/public-housing/>

**Actual application:** [hackensack.pha-web.com/wlapplication.aspx](http://hackensack.pha-web.com/wlapplication.aspx)

**Agent:** Hackensack Housing Authority

Phone:201-342 -4280  
Fax: 201-342-5044  
Email: [hha@hackensackhousing.org](mailto:hha@hackensackhousing.org)

**Town: Hackensack**

**Name:** Widnal Towers

**Address:** 65 1st St

**Applications?** Yes

**How to Apply:** Online preferred-Hackensack residents; Seniors 62+ or disabled only at this time

**Link to apply:** <http://hackensackhousing.org/public-housing/>

**Actual application:** [hackensack.pha-web.com/wlapplication.aspx](http://hackensack.pha-web.com/wlapplication.aspx)

**Agent:** Hackensack Housing Authority

Phone:201-342 -4280

Fax: 201-342-5044

Email: [hha@hackensackhousing.org](mailto:hha@hackensackhousing.org)

**Town: Hackensack**

**Name:** Hackensack Housing Authority - Oratam Ct

**Address:** 230 Central Ave

**Applications?** Yes

**How to Apply:** Online preferred-Hackensack residents; Seniors 62+ or disabled only at this time

**Link to apply:** <http://hackensackhousing.org/public-housing/>

**Actual application:** [hackensack.pha-web.com/wlapplication.aspx](http://hackensack.pha-web.com/wlapplication.aspx)

**Agent:** Hackensack Housing Authority

Phone:201-342 -4280

Fax: 201-342-5044

Email: [hha@hackensackhousing.org](mailto:hha@hackensackhousing.org)

**Town: Hasbrouck Heights**

**Name:** Hasbrouck Heights Sr Housing

Address: 245 Hamilton Av

**Applications?** Yes

**How to Apply:** Online or in Person open only to Has. Hts residents Age 62+

**Agent:** Housing Authority of Bergen County

One Bergen County Plaza, Hackensack  
201-336-7600

**Link to apply:**

Website: [Welcome to the Online Waitlist Application for the Housing Authority of Bergen County \(habcnj.org\)](http://www.habcnj.org)

Actual application: [Waitlistcheck | Housing Authority of Bergen County](http://www.habcnj.org)

**Wait list is first come, first served, until it is closed:**

**Town: Hillsdale**

**Name:** The Preserve

**Address:** 305 Patterson St.

**Applications?** Yes there are (6 units) 1, 2 and 3 BR apts.

**Wait list?** Yes

**How to apply:** online & download and print applications

**Agent:** Piazza Inc.

609-786-1100

**Link to apply:** <https://www.piazzanj.com/property/preserve-hillsdale/>

**email:** Hillsdale@HousingQuest.com

**NOTE:** Maximum and minimum income requirements

1 BR: \$30,583(Low) Rent: \$695

2 BR: \$22,011(VLow) Rent: \$402

**Refer to link above for add'l minimums, rents and bedrooms**

**Town: Hillsdale**

**Name:** Deauville Apartments

**Address:** 55 Patterson Street

**Applications?** Yes, offers 4 affordable studio, 1- bedroom and two-bedroom apartments

**How to apply:** download application online:

<https://www.piazzanj.com/property/deauville-apartments/>

**email:** [Hillsdale@HousingQuest.com](mailto:Hillsdale@HousingQuest.com)

**NOTE:** Maximum and minimum income requirements **(TBD)**

Studio: low income Rent: \$497.41/mo

1 BD: low income Rent: \$779.11/mo

2 BR: Moderate income Rent: \$1,051.30/mo

**Refer to link above for add'l minimums, rents and # of bedrooms**

Please complete the Preliminary Application as soon as possible and fax or mail it directly to Piazza & Associates, Inc., 201 Rockingham Row, Princeton Forrestal Village, Princeton, NJ08540 Fax: 609-786-1105

**Town: Lyndhurst**

**Name:** Winston at Lyndhurst

**Address:** 120 Chubb Ave

**Applications?** yes

**How to Apply:** online

**Agent:** CGP&H

609-664-2769 X5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00001a7iZxUAI>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

**NOTE:** See how this agent calculates minimum income requirements: [https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town: Lyndhurst**

**Name:** Station at Lyndhurst

**Address:** 240 Chubb Ave

**Applications?** Yes

**How to Apply:** on line

**Agent:** CGP&H

609-664-2769 X5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0Jo0000003815tEAA>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements: [https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town: Mahwah**

**Name:** Norfolk Village

**Address:** 1201 Norfolk Rd

**Age-restricted property.** 55+

74 1-Bedroom apartments

**How to apply:** on-line:

[Locations - CGP&H \(affordablehomesnewjersey.com\)](https://www.affordablehomesnewjersey.com)

**Agent:** CGP&H 609-664-2769 x5

If no email/internet, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

**Maximum income limits per household:**

1 person: \$24,286 Very Low; \$40,477 Low; \$64,764 Moderate

2 persons: \$27,756 Very Low; \$46,260 Low; \$74,016 Moderate

[Click here](#) to see more information about Norfolk Village apartments.

Credit check required—Fee: \$75. Minimum credit score to be eligible: 600. No Co-Signers Allowed

NOTE: See how this agent calculates minimum income requirements: [https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town: Midland Park**

**Address:** 577 Godwin Ave—(1) 2 Bedroom

**Applications?** Yes

**How to apply:** online--download and print applications

**Agent:** Piazza

609-786-1100 x300

**Link to apply:** <https://www.piazzanj.com/property/577-godwin-avenue/>

**email:** MidlandPark@HousingQuest.com

NOTE: Maximum and minimum income requirements-  
2 BR: \$36,685 (Low), Rent: \$931

**Town: Midland Park**

**Address:** 42 Central Ave—(3) 1 & 2 BR

**Applications?** Yes

**How to apply:** online to download and print application

**Agent:** Piazza

609-786-1100 x300

**Link to apply:** <https://www.piazzanj.com/property/42-central-avenue/>

**email:** MidlandPark@HousingQuest.com

NOTE: Maximum and minimum income requirements

- 1 BD \$35,828 (Mod) Rent:\$ 940
- 1 BD: \$44,194 (Mod) Rent: \$1150

Refer to link above for additional minimums, rents and bedrooms

**Town: Montvale**

**Name:** Montvale Station Apartments

**Address:** 7 Franklin Ave

**Leasing office at location for info about the 3—(1) one BD; (2) 2-BD-- apartments:** 201-835-0209

**Applications?** Yes

**Agent:** Piazza & Associates 609-786-1100

**How to apply:** <https://www.piazzanj.com/property/montvale-station/>

**email:** Montvale@HousingQuest.com

Note both maximum and minimum income requirements

1 BR: \$28,149 (Low) Rent:\$734

2 BR: \$36,686 (Low)Rent: \$954

Refer to link above for additional minimums, rents and bedrooms

**Town: Montvale**

**Name:** Nottingham Manor

**Address:** 138 Nottingham Ct

**Applications?**

**How to Apply:** online

**Agent:** Piazza

609-786-1100

**Link to apply**

<https://www.piazzanj.com/property/nottingham-manor-montvale/>

**email:** [Montvale@HousingQuest.com](mailto:Montvale@HousingQuest.com)

Rental rates will be provided at time of the final application process

Maximum Income Limits:

For 1 person:

- Low income \$33,583
- Moderate income \$53,733

For 2 people:

- Low income \$38,381
- Moderate income \$61,409

For other info, see link above

**Town: Montvale**

**Name:** Bear Brook Village

**Address:** 612 Linderman Ln

Five 1-, 2- and 3 BR apts.

**Applications?** Yes

**How to apply:** download application

**Agent:** Piazza 609-786-1100 x300

**Link to apply:** <https://www.piazzanj.com/property/bear-brook-village-montvale/>

Rental rates will be provided at time of the final application process

Maximum Income Limits:

For 1 person:

- Low income \$33,583
- Moderate income \$53,733

For 2 people:

- Low income \$38,381
- Moderate income \$61,409

For other info, see link above

**Town: Montvale**

**Name:** Charlestowne Court

**Address:** 11 Franklin Ave

**Applications?**

**How to Apply:** on line download and print applications

**Agent:** Piazza

609-786-1100

**Link to apply:** <https://www.piazzanj.com/property/charlestowne-court/>

**email:** [Montvale@HousingQuest.com](mailto:Montvale@HousingQuest.com)

NOTE: Maximum and minimum income requirements

1 BR: \$21,051(Low) Rent: \$478-699

2 BR: \$42,102 (Mod) Rent: \$1052

**Refer to link above for add'l minimums, rents and bedrooms**

Download the application by clicking above, or e-mail [Montvale@HousingQuest.com](mailto:Montvale@HousingQuest.com); or call at 609-786-1100, and then press 5 to request an application. If you leave a message by email or phone, please be sure to refer to "Charlestowne Court in the Borough of Montvale"; and spell out your contact information for us. Return your completed and signed preliminary application by fax (609-786-1105) or mail it directly to: Piazza & Associates, Inc. 216 Rockingham Row, Princeton Forrestal Village, Princeton, NJ 08540.

Fax: 609-786-1105.

**Town: Montvale**

**Name:** Montvale Commons

150 Nottingham Court

**Applications?** Yes

**Wait list:** Yes

1-2-3 bedroom units below market rates

**How to Apply:** online

**Agent:** Ragen (201)-505-9500

**Link to apply:** <https://www.reganddevelopment.com/new-york-new-jersey-real-estate-developers/montvale-commons-affordable-housing-disabled-housing/>

Click on buttons to left: Submit online application or download general population housing application

Direct link to application: <https://www.reganddevelopment.com/applications/montvale-commons/>

Fill out application and fax to: 201-505-9409 or mail to: Montvale Commons, 150 Nottingham Ct., Montvale, NJ 07645

Or email a signed application to: [montvalecommons@tmo.com](mailto:montvalecommons@tmo.com)

**NOTE:** Check availability of Accessible apartments in this property by calling 201-505-9400

Continues to accept applications for their wait lists:

**Town:** New Milford

**Name:** The Nest

**Address:** 1070 River Road

**Applications?** Yes

**Wait List?** Yes

*4 affordable apartments are under construction now. Additional info will be posted online at CGP&H website.*

**Agent:** CGP&H

609-664-2769 x5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00001hNm6iUAC>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town:** Old Tappan

**Name:** Winding Creek

**Address:** 118 Winding Creek

There are 8 one-, two-, and three-bedroom apartments that are rented to qualified tenants through the affordable housing program. To apply, check "Rent" on the Preliminary Application form.

**Agent:** Piazza Phone: 609-786-1100

**Link to download and print application:**

<https://www.piazzanj.com/property/winding-creek/>

**email:** OldTappan@HousingQuest.com

**Town: Old Tappan**

**Name:** Dorotockey Run

**Address:** 104 Dewolf Rd

There are 8 one-, two-, and three-bedroom apartments that are rented to qualified tenants through the affordable housing program. To apply, check "Rent" on the Preliminary Application form.

**Agent:** Piazza

609-786-1100

**Applications?** Yes download and print applications

**How to apply:** <https://www.piazzanj.com/property/dorotockey-run/>

**email:** OldTappan@HousingQuest.com

Download application by clicking above; e-mail at [OldTappan@HousingQuest.com](mailto:OldTappan@HousingQuest.com); or call 609-786-1100, then press 5 to request an application. If you leave a message by email or phone, please be sure to refer to "Borough of Old Tappan " and spell out your contact information for us. Please complete the Preliminary Application as soon as possible and fax or mail it directly to:

**Piazza & Associates, Inc.**

201 Rockingham Row, Princeton Forrestal Village, Princeton, NJ 08540

Fax: 609-786-1105.

Phone: 609-786-1100

**Town: Paramus**

**Name:** Parkview Residences/Paramus affordable housing

**Address:** 11 & 12 Ann Ct

**Applications?** Yes

**General information** about Paramus Affordable Housing:

<https://www.paramusborough.org/214/Affordable-Housing>

**Download application** from Paramus Borough web site:

<https://www.paramusborough.org/DocumentCenter/View/2488/Ann-Court-Application-PDF>

Or call for application: Paramus Affordable Housing: 201-265-2100 x 2220

**email:** [affordablehousing@paramusborough.org](mailto:affordablehousing@paramusborough.org)

**Return completed application by mail** to: Paramus Affordable Development, Parkview Residences

PO Box 707, Ridgewood, NJ 07450

Max income:

1 person -- \$47,880

2 people -- \$54,720

See application for additional info

Rents:

1 bedroom -- \$1,050

2 bedroom -- \$1,250

3 bedroom -- \$1,415

**Wait list is first come, first served, until it is closed:**

**Town: Park Ridge**

**Name:** The James

**Address:** 87 Madison Ave

**How to apply:** online and download application

**Agent:** Piazza & Associates 609-786-1100

**Link to apply:**

<https://www.piazzanj.com/property/the-james-in-park-ridge/>

**email:** ParkRidge@HousingQuest.com

**NOTE:** Maximum and minimum income requirements

- 1 BR: (VLow)Min. income-\$18,171, rent \$395/mo.
- 1 BR: (Low)Min income-\$30,651, rent \$759/mo.
- 2 BR: (VLow)Min income-\$21,669, rent \$457/mo.
- 2BR: (Low) Min income-\$36,994, rent \$904/mo.

Refer to link above for additional minimums, rents and bedrooms

**Town: Park Ridge**

**Name:** Lehmann Gardens

**Address:** 12-14 Sulak Lane

**Applications?** Yes, **Wheelchair users**

**How to Apply:** Mail or in Person

**Agent:** Housing Authority of Bergen County

201-336-7600

**Link to apply:**

Website: <http://habcnj.org/>

Actual application: <https://njbergenco.tenmast.com/Apply/>

NOTE: if you do not have internet access you may make an appointment to use one of their Self Service Kiosks. Call 201-336-7600 to schedule and appointment.

**Town: Park Ridge**

**Address:** 26 Hawthorne Av

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza

609-786-1100

**Link to apply:** <https://www.piazzanj.com/property/26-hawthorne-avenue/>

**email:** [ParkRidge@HousingQuest.com](mailto:ParkRidge@HousingQuest.com)

**Town: Park Ridge**

**Name:** Ridge Manor

**Address:** 91 Hawthorne Ave

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza

609-786-1100

**Link to apply:** <https://www.piazzanj.com/property/ridge-manor/>

**email:** [ParkRidge@HousingQuest.com](mailto:ParkRidge@HousingQuest.com)

**Town: Park Ridge**

**Name:** Quail Run

**Address:** 105-111 Hawthorne Ave

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza 609-786-1100

**Link to download and print application:**

<https://www.piazzanj.com/property/quail-run/>

**email:** [ParkRidge@HousingQuest.com](mailto:ParkRidge@HousingQuest.com)

**Town: Park Ridge**

**Address:** 72A Park Ave

*A rental community that includes 1 affordable, one-bedroom apartment.*

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza 609-786-1100

**Link to download and print application:**

<https://www.piazzanj.com/property/72a-park-avenue/>

**email:** ParkRidge@HousingQuest.com

**Town: Park Ridge**

**Name:** Hawthorne Terrace

**Address:** 81 Berthoud St.

*A rental community that includes 1 moderate-income, one-bedroom apartment.*

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza

609-786-1100

Link to download and print application:

<https://www.piazzanj.com/property/hawthorne-terrace/>

**email:** ParkRidge@HousingQuest.com

**Town: Park Ridge**

**Address:** 40 Park Ave

*A rental community that includes 2 affordable one-, and two-bedroom low and moderate income apartments.*

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza

609-786-1100

**Link to download and print applications**

<https://www.piazzanj.com/property/40-park-avenue/>

**email:** [ParkRidge@HousingQuest.com](mailto:ParkRidge@HousingQuest.com)

**Town: Ramsey**

**Name:** The Woodlands at Ramsey

**Address:** 141 Prince St., Ramsey NJ 07446

**Applications?** Yes Age 62+; 18+ mobility impaired

Rent based on 30% of adjusted income

Eligibility:

Max. income -1 person not to exceed \$43,260

Max. income- 2 ppl not to exceed \$49,440

**How to Apply:** download application on line, pick up on-site, or call for application:

201-818-0230

**Link for Info on Woodlands (scroll to end of page):**

<https://springpointsl.org/affordable-senior-housing/>

**Actual Link to application:** <https://springpointsl.org/wp-content/uploads/9c494485-woodlands-at-ramsey-applicatio.pdf>

Download and print application-fill out completely. Completed ORIGINAL application must be mailed back, or dropped off at address above. NO FAX OR EMAILS

**Agent:** Spring Point

**Town:** River Edge

**Name:** New Bridge Crossing

**Address:** 230 Kinderkamack Road

*(6) studios and (1) 1 Bedroom apartments for 55+*

**Applications?** Yes

**How to Apply:** pick up application at 230 Kinderkamack Rd., Mon-Sat 10am-6pm.

**Pre-Applications can also be obtained by email:** [mccormick@co.bergen.nj.us](mailto:mccormick@co.bergen.nj.us)

Print out the application, fill it out, and mail it, along with a copy of your photo ID, to: New Bridge Crossing Building, 230 Kinderkamack Road, River Edge, NJ 07661, Attn: Leasing Office

CAREFULLY READ THE ENTIRE APPLICATION TO UNDERSTAND ALL THE REQUIREMENTS AND MAXIMUM INCOMES. Especially note the first 2 pages of instructions. MAKE SURE YOU KEEP A COPY FOR YOURSELF! Also gather the documents you may need for proof, such as photo ID, bank statements, tax returns, any info about all other income, IRA, real estate, pensions, etc. Make sure you ask them exactly what they will require if or when they call you.

**Agent:** Ingerman Co.

201-479-5274

Ms. Jacqueline Gubish [manager@livenewbridge.com](mailto:manager@livenewbridge.com)

**Continues to accept applications for their wait list:**

**Town:** River Vale

**Address:** River Vale Place

**How to apply:** online

**Agent:** CGP&H 609-664-2769 x5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J3m00001IVE1REAW>

Credit/Background check required--\$50 fee

Pets allowed (fees and restrictions)

1st, 2nd,3rd floors--No elevator

**If no email, call 609-664-2769x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.**

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

**\*\*To submit preliminary application, any household with income over \$8,000/yr.**

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver. Maximum income limits for household size can be found at "link to apply" above.

Rent amounts--(4 units) 1 BR:

- Very Low income: \$350
- Low income: \$710
- Moderate income: \$889

Rent amounts--(15 units) 2 BR:

- Very Low income: \$416

- Low income: \$847
- Moderate income: \$1,063

Rental amounts--(5 units) 3 BR:

- Very low income: \$474
- Low income: \$973
- Moderate income: \$1,223

**Town: Rutherford**

**Name:** Meadow Rd Apts.

**Address:** 17 Meadow Rd

**Applications?** Yes

**How to Apply:** online

**Agent:** CGP&H

609-664-2769 X5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0Jo000000V7SHPEA3>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town: Rutherford**

**Address:** 19 Franklin Place

**Applications?** Yes One 1-BR unit

**How to apply:** For application contact:

John Olivo, building rental manager

**Email:** [jolivo@nativedevelop.com](mailto:jolivo@nativedevelop.com)

**Phone:** 201-939-2860

Rent is \$1,006/month

Interested households will be required to submit an application and income documentation, and pass a credit check in order to qualify.

The maximum household incomes permitted are: \$37,600 for a one-person household and \$42,950 for a two-person household.

Once certified, households will be matched to the affordable unit by random selection.

All successful applicants will be required to demonstrate the ability to pay a security deposit (one month's rent) and first month's rent and agree to maintain the unit as the person/family's primary residence

**Agent:** Native Development, LLC

[www.nativedevelop.com](http://www.nativedevelop.com)

Click on "Affordable Housing"

**Town: Saddle Brook**

**Name:** 140 Mayhill

**Applications?** Yes

**Wait list:** Yes

Moderate income apartments recently under management by CGP&H Co.

**How to Apply:** online

**Agent:** CGP&H

609-664-2769 x 5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00001gwV0aUAE>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Continues to accept applications**

**Town: Teaneck**

**Address:** 890 Palisade Ave

Features one, 2-bedroom, low income apt.

2 BR: Low Income \$1,107/mo **Min. Income:** \$44,605

**Maximum incomes:**

1 person \$40,477(low)

2 persons \$46,260(low)

For additional income limits [click here](#).

**How to apply:** download online:

<https://www.piazzani.com/property/890-palisades-avenue/>

email: [Teaneck@HousingQuest.com](mailto:Teaneck@HousingQuest.com)

**Fax:** 609-786-1105

Please complete the Preliminary Application as soon as possible and fax or mail it directly to Piazza & Associates, Inc., 201 Rockingham Row, Princeton Forrestal Village, Princeton, NJ 08540 Phone: 609-786-1100

**Town: Upper Saddle River**

**Name:** The Commons at Upper Saddle River

**Address:** 2 Silverbeech Ct

**Applications?** Yes

**How to Apply:** Email or Phone

**Agent:** Piazza

609-786-1100

**Link to apply:**

<https://www.piazzani.com/property/the-commons-at-upper-saddle-river/>

**email:** [Info@HousingQuest.com](mailto:Info@HousingQuest.com)

NOTE: Maximum and [minimum income requirements](#)

- 1 BR-\$25,440 (Low) Rent: 649
- 2 BR-\$30,686(Low) Rent: \$779

Refer to link above for additional minimums, rents and bedrooms

**Greater Bergen has reopened this wait list:**

**Town: Woodcliff Lake**

**Name:** Community Housing in Partnership / CHIP Lafayette Park Estates

**Address:** 29-49 Broadway

**Applications?** Yes

**How to Apply:** Online, mail or in Person

**Agent:** Greater Bergen Community Action

392 Main St., Hackensack

201-489-1345

<https://www.greaterbergen.org/community-housing-in-partnership-chip>

**Link to apply:** Woodcliff Lake

**LAFAYETTE PARK ESTATES (greaterbergen.org)**

**Town: Wood Ridge**

**Name:** Avalon at Wesmont Station

**Address:** 100 Rosie Sq.

**Applications?** Yes

**How to Apply:** online

**Agent:** CGP&H 609-664-2769 x5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0Jo0000003815sEAA>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town: Wyckoff**

**Name:** Christian Health Care Center --Evergreen Court

**Address:** 303 Sicomac Ave.

**Applications?** Yes—Age Restricted All household members must be 62+

24 One-bedroom apartments for very low, low and moderate incomes

Wait list? Yes

**How to apply:** on-line

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J3m00001icNzMEAU>

**Agent:** CGP&H 609-664-2769 x5

If no email/internet, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

**NOTE:** Maximum and minimum income requirements—Income limits and Availability Dates are subject to change without notice.

NOTE: See how this agent calculates minimum income requirements:  
[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town: Wyckoff**

**Name:** The Residences at Boulder Run

**Applications?** Yes

**How to Apply:** online

**Agent:** CGP&H

609-664-2769 x5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00001en0vAUAQ>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:  
[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town: Wyckoff**

**Name:** Fieldstone Manor

**Applications?** Yes

**How to Apply:** online

**Agent:** CGP&H

609-664-2769 x5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00001en0v5UAA>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:  
[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

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## **Affordable Housing: Multiple Listings**

For info on how to get on waiting lists for all their properties, FAQs, and application requirements:

### **Affordable Homes NJ—CGP&H**

<https://www.affordablehomesnewjersey.com/>

**\*\*Note: while this company encourages the use of email and on-line applications for the best results, they do provide a phone number to call if someone does not have email. It is 609-664-2769 Ext. 5. Leave a detailed message with name, phone number, address and reason for the call. They warn that they have a very high daily call volume, and may not get back quickly.**

101 Interchange Plaza, Suite 301

Cranbury, NJ 08512

info@cgph.net

609-664-2769

**Check out their page for rentals with short or no wait lists:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/current-listings/>

**See their FAQ:** <https://www.affordablehomesnewjersey.com/more-info/>

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To sign up for their newsletter, look at their lists of properties or download applications:

### **Piazza & Associates**

<http://www.piazza-and-associates.com/afhousing.php>

Princeton Forrestal Village

201 Rockingham Row

Princeton, NJ 08540

t.609.786.1100

f.609.786.1105

[Info@HousingQuest.com](mailto:Info@HousingQuest.com)

**Check out their page of Quick Rentals, News and Newsletter sign up:**

<https://www.piazzanj.com/quick-rentals/>

\*\*\*\*\*

To sign up to be notified of future available properties (stay connected), and for info on tenant selection process:

### **Bergen County's United Way/Madeline Corp**

<https://bergenunitedway.org/very-special-homes/>

6 Forest Ave., Suite 220

Paramus, NJ 07652

Email: [info@bergenunitedway.org](mailto:info@bergenunitedway.org)

Phone: 201-291-4050

**For information about obtaining rental or other financial assistance through the United Way's Compassion fund, dial 2-1-1.**

<https://bergenunitedway.org/the-compassion-fund/>

\*\*\*\*\*

To look at list of their properties:

**Penrose**

<https://www.pennrose.com/apartments/?State=NJ&city=&zip=&Radius=0&MinRent=-1&MaxRent=100000&MinBedrooms=-1&MaxBedrooms=-1&PropertyName=>

One Brewery Park  
1301 N. 31st St, Philadelphia, PA  
267-386-860

**Penrose Foundation recently created a COVID-19 Resident Relief Fund to help with food insecurity and household bills/basic needs:** <https://www.pennrose.com/about/pennrose-foundation/>

\*\*\*\*\*

To look at a list of their properties:

**Regan**

<https://www.regandevlopment.com/new-york-new-jersey-real-estate-developers/>

Regan Development Corp.  
1055 Saw Mill River Rd  
Ardsley, NY 10502  
(914) 693-6613

\*\*\*\*\*

Affordable Housing opportunities:

**Greater Bergen Community Action**

Headquarters: 392 State St., Hackensack, NJ 07601  
201-968-0200

Community Housing in Partnership (CHIP): 316 State St., Hackensack, NJ 07601  
201-489-1345

<https://www.greaterbergen.org/community-housing-in-partnership-chip>

**This organization also provides financial counseling:**

<https://www.greaterbergen.org/financialandhousingcounseling>

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## Housing Authorities located in Bergen County:

**Housing Authority of Bergen County**

One Bergen County Plaza, 2<sup>nd</sup> floor  
Hackensack 07601  
201-336-7600

<http://habcnj.org/>

**Cliffside Park Housing Authority**

500 A Gorge Rd. 07010  
201-941-0655

<https://www.cphousingauthority.com/>

**Edgewater Housing Authority**

300 Undercliff Ave 07020  
201-943-6000

<http://www.edgewaterha.org/>

**Englewood Housing Authority**

111 West St. 07631

201-871-3451

<http://ehahousing.org/>

**Fort Lee Housing Authority**

1403 Teresa Dr. Suite FLHA 07605

201-947-7400

<http://www.flha.org/>

**Garfield Housing Authority**

71 Daniel P. Conte Ct 07026

973-340-4170

<https://garfieldhousing.org/>

**Hackensack Housing Authority**

65 First St. 07601

201-342-4280

<http://hackensackhousing.org/>

**Lodi Housing Authority**

50 Brookside Ave 07644

973-470-3650

<http://lodihousing.org/>

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## Helpful Links for Affordable Apartment Search (or Rooms to Rent in Homes)

The following are links to websites where you can input your own search criteria to look for available apartments/rooms in your price range and location of your choice. NOTE: some of these sites may require a fee—be aware and make sure you read the instructions on the websites carefully before proceeding.

**New Jersey Housing Resource Center**

<https://www.nj.gov/njhrc/>

877-428-8844

Check out this website for affordable, temporary and accessible housing opportunities.

**Women's Rights and Information Center**

[www.womensrights.org/shared-housing](http://www.womensrights.org/shared-housing)

Shared housing Program

**Internet Housing Search**

The following sites include market rate rentals. Input your criteria to see any available apartments in each database:

- [www.zillow.com](http://www.zillow.com)
- [rentcafe.com](http://rentcafe.com)
- [www.trulia.com](http://www.trulia.com)
- [www.realtor.com](http://www.realtor.com)
- [www.hotpads.com](http://www.hotpads.com)

- [www.apartments.com](http://www.apartments.com)
- [www.rent.com](http://www.rent.com)
- [www.forrent.com](http://www.forrent.com)
- [www.realestate.nj.com/new-jersey/](http://www.realestate.nj.com/new-jersey/)
- <https://www.njhousing.gov/>
- [www.apartmentlist.com](http://www.apartmentlist.com)
- <https://bestrentnj.com/>
- [www.affordablehousing.com](http://www.affordablehousing.com)
- [www.njmls.com](http://www.njmls.com)

[www.affordablehousingonline.com](http://www.affordablehousingonline.com)

[Click here](#) to search **low income apartment** wait lists around the country

[Click here](#) to search for **Section 8 Wait Lists** around the country

Sign up at these sites for email notifications of apartment and section 8 wait list openings

## The Navigator asks

### *Do you know about housing applications?....*

Affordable Housing applications differ widely, but the following are sample questions that may (or may not) appear on any of them. Take a look so you have an idea what might be asked, and be prepared to answer these questions for YOURSELF and EVERY MEMBER OF THE HOUSEHOLD who will be living in the rental unit. Gather all supporting paperwork related to these questions so you have them on hand to quickly refer to them as you complete applications and answer truthfully and to the best of your ability:

**Name, address, phone, date of birth, social security number. Other questions could include citizenship status, gender, language, ethnic/racial information for statistical purposes.**

**Email** for “head of household”—if you don’t have an email, it may be a good idea to set one up for yourself, or use the email of a trusted friend or relative, especially if future communications with this property is through email.

**Gross Income**—Dollar amount, source of the income and how often you receive it. Examples: Social security, Wages, Pensions, Public Assistance, Child Support, Alimony, rental and any other income.

Tax returns for past years, pension statements, social security award letters, child support order, etc. may be helpful documents to keep on file.

**Wages** (if you or household member work) ---total wages and hours of work (per week/month), how often (weeks per year), what position do you hold, how many years at the job, employer’s name and address. Paystubs for a certain amount of time may be requested as proof.

**Bank Assets**—Type of bank account (savings/checking/other), account number, name and address of bank and name of bank contact. List total dollars in each account at time of application.

**Other assets**—Stocks, bonds, savings bonds, IRA/other retirement account. Other sources of income (home, Trust, CD, Life Insurance), the identifying account numbers, the dollar value in each account, the contact person for each account and the address of the account.

**Some applications give selection preferences to households that meet certain conditions. Make sure you answer these questions (samples below) truthfully, as they may allow you to qualify for, or move up on, a waiting list:**

Is applicant, spouse or co-applicant a US veteran? Is applicant a senior citizen? Is applicant homeless, precariously housed (living in car, living in homeless shelter, couch-surfing, or in unsafe or unhealthy conditions), or in danger of becoming homeless. Is applicant, spouse or co-applicant disabled? Does applicant require supportive services, or require wheelchair, crutches, cane, walker, live-in aide? Some applications give preference to residents of Bergen County, or other counties depending on the property.

The following questions MAY appear on an application, so be prepared:

- Will there be a **change in the number of persons** in your household for any reason in the future?
- Does **anyone outside your household** pay for and/or **assist you with any bills or expenses**, and if yes, explain.
- Names, addresses and phone of people who are **references or emergency contacts** for you.
- Do you have **pets**, with description of pet.
- Information about your **current home: own or rent**; how long you lived there.
- If you are a current renter: **contact information for your current and former landlords**, how long you lived at each home/address in the last three or four years.
- Have you or a household member **ever lived in subsidized housing**—give name, address, phone, name on lease, and the time you lived at each particular Public Housing, or information about possessing a Housing Choice (Section 8) Voucher, if the question appears.
- Have you ever been **evicted** and why.
- Is any household member subject to a **sex offender registration** program—give details such as which member and in what state.
- Have you or any household member been arrested and/or convicted of a **criminal activity, or drug-related activity**. List the crime, when and where it was committed.
- Other types of questions could appear on an application, but these are a general listing of some of the more common.