

Hunterdon County, NJ Guide to Affordable Housing & Other Resources



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1st Edition, September 2020

Housing in NJ is sometimes difficult to attain, whether rental or to purchase at an affordable cost. Fortunately, there are various affordable housing programs. We have tried to compile a directory of information to help households with their housing search and with resources. Vacancies for developments listed in this directory vary. To find out which developments do have vacancies, consult the contact person for the development you are interested in. You can also contact our office, the Central Jersey Housing Resource Center (CJHRC) and our counselors will try to assist you. Contact us at 908-446-0036 Monday to Friday between normal working hours. We also encourage those with computer/internet to visit www.cjhrc.org

This guide may not encompass all properties or resources available in Hunterdon County. CJHRC strived to gather as much information to help you with your housing search some entities provided lots of information and for other places we could only compile minimal information. Although every effort has been made to provide you with the most accurate, current and clear information possible, CJHRC cannot be responsible for inaccurate, misinterpreted or outdated information contained herein. This guide was created by CJHRC September 2020

INFORMATION & HOW TO USE THIS GUIDE

In order to participate in certain housing programs there are applicant households must be within certain income guidelines and met certain criteria.

If you are interested in any of the units listed, you must contact the appropriate entity or person provided. We suggest you inquire about their process for applying, move in dates/availability and more. We suggest you keep a written record of all places you apply to, who you spoke with or left messages for with numbers and dates and then follow up when appropriate or if you do not get a response.

Hunterdon County, NJ Guide to Affordable Housing & Other Resources

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HOW TO KNOW IF YOUR HOUSEHOLD INCOME QUALIFIES FOR THE STATE OF NJ VERY LOW/LOW/MODERATE INCOME PROGRAM

The chart below is only for eligibility for the New Jersey Fair Share Housing (Mt. Laurel) Program is determined by gross annual household income. To qualify for NJ Fair Share Housing, your income must be no more than 80% of median for moderate income or 50% of median for low income. For most NJ Fair Share Housing projects, an income of at least 35% of median is required to meet housing costs.

Income includes, but is not limited to: wages, salaries (including overtime), tips, commissions, alimony, child support, social security, disability, pensions, unemployment compensation, TANF, business income and actual or imputed interest earned from assets (which include bank accounts, CD's, stocks, bonds and other securities), rent and real estate income and any other form reported to IRS.

Please call the Housing Resource Center (908) 446-0036 if you have questions about NJ Fair Share Housing or other affordable housing options.

Central Jersey Housing Resource Center **2021 INCOME LIMITS REGION 3** **SOMERSET, HUNTERDON & MIDDLESEX COUNTIES**

Adopted April 27, 2021
By the NJ Council on Affordable Housing (COAH)

Family Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Median 100%	\$86,240	\$98,560	\$110,880	\$123,200	\$133,056	\$142,912
Moderate 80% *	\$68,992	\$78,848	\$88,704	\$98,560	\$106,445	\$114,330
Low 50%	\$43,120	\$49,280	\$55,440	\$61,600	\$66,528	\$71,456
Very Low 30%	\$25,872	\$29,568	\$33,264	\$36,960	\$39,917	\$42,874

(*) Maximum income limit to participate in the Affordable Housing Program

Credit Checks

Most, if not all, apartment complexes check applicant's credit. You should find out each complexes credit policy and any fees which may be involved. Also if you are planning to purchase a home you will want to make sure you are in a good position with your credit.

You may want to check your credit bureau reports before you start looking or applying for rental units or to purchase a home. Since credit bureau scores are based upon information in your credit bureau reports, you should check your reports from each of the three main credit bureaus in the U.S. to make sure your credit information is accurate. Each may have slightly different information in your file, so be sure to request a copy of your credit report from each. If you've been turned down for credit the issuing credit bureau is required by law to provide you with your report for free. Carefully review the report to verify that all of the information is correct. If you find any mistakes, report them to the bureau immediately. By law, the bureau must respond to your inquiry within 30 days. Also, keep in mind that debt to income ratios also play a part in attaining housing, so even if you have a good credit score and a good credit report you may not be approved for a rental unit or mortgage financing. On the **next page** we list credit counseling entities that may be able to assist you if your credit is an issue.

You can reach the bureaus at the following phone numbers:

Equifax: (800) 685-1111

Experian: (888) 397-3742

Trans Union: (800) 888-4213

NJ Free Credit Reports

As a result of a recent amendment to the federal Fair Credit Practices Act, consumers nationwide are now able to obtain free copies of their credit histories from the three national credit bureaus (Equifax, Experian and TransUnion), once every 12 months, by making a single request. The ONLY authorized online source for you to get a free credit report under the federal law is **annualcreditreport.com** and to make sure you are going to this site only, check your spelling or go to the site directly through the FTC's (Federal Trade Commission) website.

There are other sites that claim to offer "free" credit reports, but may charge you for another product if you accept a "free" report, so be careful of the sites that look or sound similar.

The address for obtaining your annual credit report by mail (must fill out the Annual Credit Report Request Form) is Annual Credit Report Request Service, PO Box 105281, Atlanta, GA 30348-5281. You can also call 877-322-8228 if you have questions or want to request the form.

Your credit contains information on:

- where you live, whether you own your home, and how often you've moved
- how you pay your bills
- how much credit you have
- what types of credit you have
- whether you've been sued, arrested, or filed for bankruptcy

CREDIT COUNSELING RESOURCES

The below credit counseling entities may be able to assist you if your need credit counseling or have credit issues.

Consolidated Credit.....1-844-331-0126
www.consolidatedcredit.org

Money Management International.....1-888-726-3260
www.moneymanagement.org

National Foundation for Consumer Credit Hotline.....1-800-388-2227
www.nfcc.org

Navicore Solutions.....1-800-992-4557
www.navicoresolutions.org

Alexandria Township-

Contract is Michelle Borowski at 908-996-7071 ext. 210 and email is clerk@alexandrianj.gov to inquire about their affordable housing program. They may have affordable housing units in future but for now they only have municipal subsidized units in group homes with Alternatives Inc. and the ARC of Hunterdon.

Bethlehem Township

Contract Christine Dispensa at 908-735-4559 ext 101 to inquire about their affordable housing program. They have group homes and accessory apartments. They plan to build 177 rental units in future if the sewer and water situation can be arranged and approved for new units.

Bloomsbury Borough

CJHRC Confirmed that Bloomsbury is not required to do Affordable Housing Township is small and 3rd Round Court Case Closed and Dismissed.

Califon Borough

CJHRC Confirmed that Califon Borough is not required to do Affordable Housing and per Fair Share Housing no 3rd Round Court Case.

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Town of Clinton

Development: Alton Road Condominium - RESALE

Contact/To Apply: Richard D. Phelan /Business Administrator
Phone: 908-735-8616
Email: rphelan@clintonnj.gov
website: www.clintontownnjgov

This purchase development, completed in 1999, consists of 44 condominiums Low and moderate income Affordable Housing. To be placed on the eligibility list, all potential applicants must complete the Preliminary Application. Within three weeks, you will receive a letter of determination with regard to your preliminary eligibility. Periodically, the Town of Clinton will assign a random priority number to the applications that we receive within a specified time frame. When an affordable home of the applicable size and income category becomes available, we will notify applicants on the waiting list in priority order. At that time, a Final Application will be required, together with supporting documentation to verify both household composition and gross annual income.

Types of Unit	1 Br Low	1 Br Mod	2 Br Low	2 Br Mod	3 BR Low	3 Br Mod
# of Units	14	9	7	7	4	3

Down Payment/ Closing Costs: The amount of money needed for down payment and closing costs will vary depending on the purchase price on the unit, taxes, homeowner's insurance and the mortgage that you receive.

Utilities: Unknown

Maintenance: Residents pay a homeowner's fee of approximately \$146.00 for the low and \$219.00 for the moderate per month. This fee includes garbage removal (via a dumpster), snow removal, outdoor maintenance, outdoor landscaping, use of a swimming pool and tennis courts.

Pets: Pets are permitted

Proximity to shopping/services/public transportation:

Clinton has easy access to New York City via Trans Bridge Bus Lines that runs multiple daily trips to both midtown Manhattan and Wall St. NJ Transit runs trains to both Newark and New York from its Annandale stop located about 5 minutes from downtown Clinton. New York is approximately 50 miles from Clinton providing easy access for commuters, visitors and business partners. Clinton's proximity to Route 78 and Route 31 makes it an ideal location. Clinton is also easily accessed via Route 80 and 22

Town of Clinton

Development: 102 West Main Street Studios - RENTAL

Contact/To Apply: Richard D. Phelan /Business Administrator
Phone: 908-735-8616
Email: rphelan@clintonnj.gov
website: www.clintontownnjgov

Number of Bedrooms	Appx Sq Feet	Low studios	Moderate studio
1	600	1	1

Utilities: Tenant responsible for utilities

Kitchen: Full kitchen

Bathrooms: All units have one full bathroom

**Closets/
Storage:** Each bedroom has a standard-sized closet.

Pets: No Pets are not permitted.

Basement/Attic: No units have a basement or attic.

Backyard: None of the units.

Proximity to shopping/services/public transportation: Accessible by car 1-5 miles away.

Town of Clinton

Development: Halstead Place Apartments – RENTAL

Contact/To Apply: Tony Denela/ Property Manager
67 Halstead Street
Clinton, NJ 08809
www.Halstead Place at ClintonHalsteadplace.com
email: tony.d@apts-ss.com
Phone: 908-200-7824

Halstead Place has a total of seven very, low and moderate income units. These units are being rented under the New Jersey Low and Moderate Income Affordable Housing program.

Type of Unit	1 Br Very Low	1 BR Low	1 Br Mod	2 Br Very Low	2 BR Low	2 BR Mod	3 Br Very Low	3 Br Low	3 Br Mod
# of Units		1		1	1	2		1	1
Approx. Rent		\$783		\$555	\$933	\$1,170		\$1,074	\$1,347
Sq Ft		772		936	936	936		1093	1093

Rent: Rent will be determined upon availability.

Security Deposit: One month's rent and one-month security deposit.

Utilities: Resident pays Gas, Electric, Water and sewer, and Cable

Appliances: Central Air, Dish washer, Refrigerator, Range, Microwave

Kitchen: Eat-in kitchen or Galley

Bathrooms: One and two bedrooms have one bathroom, 3 bedrooms have 2 bathrooms

Storage: Unknown

Flooring: Laminate, Carpet in bedroom

Pets: Allows Dogs and Cats

Safety: Smoke and Carbon Monoxide Detectors, Sprinkler System

Balcony: Yes, (no yard)

Proximity to shopping/services/public transportation: five minutes

Town of Clinton

Development: Twin Ponds at Clinton – RENTAL

Contact/To Apply: Erin Myers
 11 Dunder Rd, Ste 210
 Springfield NJ 07081
 email: twinpondsnj@gmail.com Phone: 862-872-3305

Twin Ponds at Clinton has 12 Affordable Housing units. To be placed on the eligibility list, all potential applicants must complete the Preliminary Application. When a unit becomes available, a lottery is held for the applicants that qualify for that specific unit.

Income Level	1 Bedroom	2 Bedroom	3 Bedroom
Very Low	1	1	1
Low	1	1	1
Moderate	0	4	2

Credit/Landlord check: Once an applicant is approved for an affordable housing unit, they enter the application process for Twin Ponds, which includes a credit/background check.

Rent: Rent is determined by the unit size and income level.

Security Deposit: One and a half month's rent is required as a security deposit.

Utilities: Tenants must pay gas, electric & water/sewer.

Maintenance: Our property manager oversees maintenance requests.

Appliances: Refrigerator, stove, microwave, dishwasher, washer/dryer

Kitchen: Each unit has room for a dining area

Bathrooms: All units have one full bathroom.

**Closets/
Storage:** Each unit included a storage cage in the basement of the building.

Parking: Lot parking

Pets: Small pets are permitted.

Basement/Attic/Backyard: Not Applicable

Proximity to shopping/services/public transportation: Accessible by car

Accommodations for people with disabilities: Built to ADA standards

Clinton Township

Development: The Willows at Annandale Village – RENTAL
100 Lecher Circle
Annandale, NJ 08801

Contact/To Apply: Jessica Figueroa /Property Manager
Phone: (908) 442-7185 fax: 908-528-8547
email: annandaleadmin@livewillows.com
website: ingraman.com

This Rental development, is a Tax Credit Property completed in 2020 consists of 66 units Low and moderate income Affordable Housing. To be placed on the waiting list, all potential applicants must complete the Preliminary Application (stage 1). Intake interview and documentation (stage 2). Verification & Calculation (stage 3). For detail information about the procedure please go to [www.The Willows at Annandale Village](http://www.TheWillowsatAnnandaleVillage.com).

Type of Unit	1 BR	2 BR	3 BR
# of Units	13	36	17

Credit/Landlord check: \$50.00 application fee per adult

Security Deposit: One month's rent security deposit is required.

Rent: Rent will be determined upon availability.

Utilities: Included are sewer and trash pick-up

Amenities: Central air conditioning, Gas heat and water heater & Cable ready

Appliances: Refrigerator/freezer on top , no microwave & washer and dryer in unit

Flooring: Carpet & Hardwood

Kitchen: Fully equipped kitchen energy efficiency appliances

Bathrooms: All units have one full bathroom

Parking: Off-street parking & allotted parking space 1 per unit

Pets: Pets are permitted.

Backyard: patio/balcony

Proximity to shopping/services/public transportation: The community is located conveniently off Beaver Avenue's bustling retail and restaurant district, minutes from the Raritan Valley Line station, Route 78, and local parks.

Accommodations for people with disabilities: Built to ADA standards

Clinton Township

Development: The Mews at Annandale Townhouses- RENTAL

Contact/To Apply: Kelly Ann Magliane/Senior Property Manager
 McKenna Neas/Leasing Professional
 email:mewsleasing@morganproperties.com
 Phone: (908) 238-0777 fax: 908-238-9458
 1 Ashwood Court
 Annandale, NJ 08801

This Rental development, completed in 2002 consists of 33 Low and moderate income Affordable Housing. To be placed on the eligibility list, all potential applicants must complete a Preliminary Application. Usually within 3 weeks, preliminary applicants will receive a letter of determination with regard to your preliminary eligibility. Periodically, this management office will assign a random priority number to the applications that they receive within a specified time frame. When an affordable rental townhome of the applicable size and income category becomes available, landlord will notify applicants on the waiting list in priority order. At that time, a Final Application will be required with all required supporting documentation to verify household composition and gross annual income. -

Type of Unit	1 BR	2 BR
Sq Ft	660	732
Low	9	8
Moderate	8	8

Security Deposit: One and a half month's rent is required as a security deposit.

Rent: Rent will be determined upon availability (one-year lease)

Utilities: Not included – rent will include trash service & lawn care

Amenities: Central air conditioning, Gas heat, electric water heater, High speed Internet, Cable ready,

Appliances: Refrigerator/freezer, no microwave, front loading washer and dryer

Flooring: Carpet, Padding underneath carpet, Tile

Kitchen: Standard

Bathrooms: two full bathrooms (grab bars)

Safety/Other: Smoke Detector, Carbon Monoxide Detector & Fire Extinguisher (smoking allowed)

Parking: Off-street parking & allotted parking space 2 per unit

Pets: Ask them if they have a policy or allow – Unknown

Proximity to shopping/services/public transportation: Bus stop 3 blocks away. All other services are within five miles

Delaware Township

Development: Delaware Township Housing Units – RENTAL

Contact/To Apply: Kathleen E. Klink/Administrative Officer for Delaware Twp Planning Board
Affordable Housing Municipal Liaison
570 Rosemont Rd
Sergeantville, NJ 08557
Contact the Delaware Township Municipal Housing Liaison, 609-397-3240, ext. 208
Email: kklink@delawaretwpnj.org Phone: 609-397-3240, ext. 208

Type of Unit	1 BR	2 BR	3 BR
Low	1	1	1
Moderate	1	1	1

Affordable Housing Units located on Route 604, near Jurgensen Road six (6) total units – two 1-bedroom units; two 2-bedroom units; two 3- bedroom units Low to moderate income

Credit/landlord check criteria: Applicant(s) must have passed a credit and background check within the last 90 days. Credit and background check includes, but is not limited to: acceptable credit history, this will include checking for bankruptcies, evictions, judgments for possession and unpaid/paid tax liens.

Security Deposit: One and a half month's rent is required as a security deposit.

Utilities: Water/Sewer use is included in the monthly rent. Residents must pay for all other utilities. Snow removal, garbage removal (via a dumpster), outdoor maintenance and landscaping are provided by landlord.

Appliances: All units are equipped with washer and electric dryer hookups, an electric stove with a hood, and an electric oven. All units are cable-ready with connections in the living room and master bedroom. All units also have central air conditioning with individual thermostats. Telephone jacks are located in the kitchen and master bedroom.

Kitchen: Three bedroom units have eat-in kitchens. All other units have a dining area.

Bathrooms: All units have one full bathroom. Two- and three-bedroom units also have an additional half bathroom.

Closets/Storage: One-bedroom units have a walk-in closet in the bedroom and one additional coat closet. Two bedroom units have a walk-in closet in the master bedroom, a standard-sized closet in the second bedroom, and a linen closet. Three bedroom units have standard-sized closets in all three bedrooms. All units have storage space in the rear of the parking garages.

Development: Delaware Township Housing Units – RENTAL - Continued

Flooring: Units have a combination of carpet, laminate, and plank.

Pets: Pets are not permitted.

Parking: Each unit has two parking spaces found to the rear of the units within in an open parking garage. Street parking is also available. The lot is equipped with security lighting.

Patio/Deck: All units have a patio/porch area in the front of the building.

Basement/Attic: These units do not have basements or attics.

Backyard: There are no backyards, but a common green is provided for use by all residents.

Recreation:

Delaware Township School is less than one-half mile away, with a playground and basketball hoops available during non-school hours. Dilts Park is a Township park located about 3 miles from this housing. Dilts Park also has a playground, basketball hoops, and tennis courts. Both facilities have playing fields.

Proximity to shopping/services:

This development is located on Rosemont Ringoes Road, also known as Route 604. It is approximately 10 miles away from Flemington for shopping and the Hunterdon Medical Center. The nearest gas stations are about 3 to 5 miles away. There is a family health clinic located in Lambertville, about 7 to 8 miles away, which is associated with the Hunterdon Medical Center. The nearest veterinarian is about 3 miles away, in Stockton.

Public Transportation:

The Link is Hunterdon County's bus transportation that is available by appointment. There are no regular bus stops in this area.

Accommodations for people with disabilities:

There are depressed curbs associated with the sidewalk entrance. Units on the first floor can be accessed by wheelchair because they are on grade with the sidewalk

East Amwell Township

One Unit ---Moderate Income- Resale

Contact/To Apply: Krista Parsons/Acting Municipal Clerk/Deputy/Housing Liaison
 1070 Route 202/31
 Ringoes, NJ 08551
 Email: Kparsons@eastamwelltownship.com
 Phone: 908-782-8536 ext 19

This affordable home was built in 1880 and is located in Ringoes which is part of East Amwell Township. The home features 3 bedrooms, standard kitchen, one full bathroom, unfinished basement, unfenced yard and off street parking for 1 car has 1636 sq feet. For more information go to: www.njhrc.gov

Down payment: Must work with financial institution to consider down payment

Utilities: Homeowner pays

Maintenance: NA

Appliances: No Central Air Conditioner No Refrigerator, No microwave, electric water heater, hook up for washer and dryer.

Kitchen: Standard kitchen.

Bathrooms: One full bathroom.

Storage: Unfinished basement

Flooring: Hardwood and Vinyl

Parking: Off street parking for 1 car.

Pets: Allowed

Patio/Backyard: Unfenced yard

Safety: Smoke detector and Carbon Monoxide detector

Schools: East Amwell Elementary & Hunterdon Central High School

Recreation: NA

Proximity to shopping/services/public transportation: within five miles or more

Flemington Borough

Development: Flemington Electric - Rental
Flemington , NJ 08822

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
website: www.affordablehomesnewjersey.com for preliminary application

Flemington Electric is a two story rental apartment consisting of a one-bedroom moderate income unit. The unit is being rented under the New Jersey low and moderate Affordable Housing Program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability. Rental prices are subject to changes and increases

Credit/Landlord check: Yes – co-signor allowed

Security/Deposit: One and a half month's rent is required as a security deposit

Utilities: Trash is the only service included in the rent. Tenants must pay all over utilities

Maintenance: Unknown

Appliances: Each unit comes with central air conditioner, dishwasher, washer and dryer

Kitchen: Standard

Bathrooms: One one half bathrooms

**Closets/
Storage:** Standard

Flooring: Hardwood and Tile

Parking: Unknown

Smoke: No Smoking allowed

Pets: No dogs, Cats allowed \$200 non-refundable cat fee and \$15 per month

Proximity to shopping/services/public transportation: within 1-2 miles

Accommodations for people with disabilities: NA

Flemington Borough

Development: Herman E. Kapp Senior Housing Residence - RENTAL
62 Church Street
Flemington, NJ 08822

Contact/Apply: Yunica Barnes
Phone: 908-806-2115
email: hekapp@pennrose.com
website: www.hermanekapp.com

This development is a Senior Complex/Tax Credit property consists of 60 Low income Units, 51 one bedrooms and 9 two beds, built 2005, offers a recreational facility on site.

Other: This complex is age restricted (must be 62 or older to apply)

Credit/Landlord check: Yes

Kitchen: Standard

Bathrooms: One full bath with grab bars, roll-in-shower 60"turning circle in bathroom (only three units with no tubs)

Laundry: On site each floor

**Closets/
Storage:** no storage outside unit

Flooring: Carpet, Vinyl and Tile

Safety: No smoking, smoke detectors, carbon monoxide detectors and fire suppression/sprinkle system

Parking: 40 Allotted Parking spaces in front of entrance

Pets: one small pet under 25lbs

**Patio/
Backyard:** Patio

Proximity to shopping/services/public transportation: within one mile or less

Accommodations for people with disabilities: Handicap accessible units

Flemington Borough

Development: Martin Village – Condominium - Resale
 19 William Martin Jr. Way
 Flemington, NJ 08822

Contact: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 ext 5
Email: homes@cgph.net
website: www.affordablehomesnewjersey.com for preliminary application

This complex has 4 total affordable units built in 2008. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod
# of Units	1	1	1	1

Down payment: Varies depending on lender/loan product/grants

Utilities: Paid by homeowner, electric heat and water heater

Maintenance: Association fees are approximately \$260 per month

Appliances: Stove, dishwasher, No refrigerator or microwave, hook up for washer/dryer provided. Each apartment is cable ready with high speed internet and central air conditioner.

Kitchen: Standard

Bathrooms: One full bathroom.

Closets/Storage: Master bedroom has walk-in closet with standard closet in other bedrooms.

Flooring: Hardwood and tile

Safety: Smoke detector and Carbon Monoxide detector-- smoking is allowed

Parking: 2 Allotted parking spaces per unit

Pets: Yes are allowed

Basement/Attic: Unknown

Proximity to shopping/services/public transportation: Unknown

Flemington Borough

Development: The Willows at Flemington Junction - RENTAL
 71 Junction Road
 Flemington, NJ 08822

Contact/To Apply: Diane Worth/Senior Property Manager
 Phone: 908-751-7105
 Email: flemington@livewillows.com
 website: www.ingraman.com or www.livewillows.com

This complex has 84 Affordable Housing Rentals units. The apartments consist of 1, 2 and 3 bedroom units built in 2017. They offer very low, low and moderate income units as noted below:

Type of Unit	1 BR Very Low	1 BR Low	1 BR Mod	2 BR Very Low	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	6	4	5	3	19	26	9	12
Monthly Rent Approximate	\$388	\$999	\$1150	\$732	\$1175	\$1350	\$1350	\$1575

Credit/landlord check: Yes

Rent: Rent will be determined upon availability. One-year lease

Security Deposit: One and one half month's security deposit rent is required.

Utilities: Included are water, sewer and trash pickup. All other utilities paid by tenant

Maintenance: There are no additional maintenance costs. Snow removal and landscaping are provided.

Appliances: All units are equipped with dishwasher, garbage disposal gas water heater, washer and dryer and central air conditioning. Also have mini blinds

Kitchen: Standard

Bathrooms: Each unit has one full bathroom

Closets: Each bedroom has a closet. There is a linen and an additional closet in the hallway.

Flooring: Hardwood and carpet

Parking: 1 Allotted Parking space per unit – all other off street parking

Pets: Pets are allowed, restrictions apply

Patio/Deck: There is a small outdoor balcony.

Recreation: Playground for children on site.

Proximity to shopping/services/public transportation: within one mile

Accommodation for people with disabilities: TTY/amplifier phone, others are unknown

Franklin Twp Franklin Township Hunterdon County

Contact: Cameron Keng (municipal liaison)
Phone # 908-735-5215 x 6

They have 125 potential affordable housing units in their 3rd Round Plan but it is pending until adequate water and sewer available. While CJHRC reached out to this Township and knows they have presented in their plan affordable units please contact Cameron Keng at 908-735-5215 ext 6 for more information on Accessory Apartments.

Frenchtown Borough

Development: Frenchtown Senior Apartments – RENTAL
1102-1110 Harrison Street
Frenchtown, NJ 08825

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
www.affordablehomesnewjersey.com for a preliminary application

This 55+ complex has a total of 3 Affordable Housing units. At least one household members must be 55 all other household must be 17 years old. This complex consists of 2 one-bedroom low and 1 one-bedroom moderate income apartments

Type of Unit	1 BR Low	1 BR Mod.	Sq Ft
# Units	2	1	666

Other: At least one person must be 55+ years of age to apply

Credit/landlord check: Yes

Rent: Rent will be determined upon availability.

Utilities: Water, sewer and garbage included.

Kitchen: Standard

Bathrooms: One full bathroom

Closets/Storage: One in bedroom other – closets unknown

Parking: On-site parking

Patio/Deck: None

Basement/Attic: None

Backyard: None

Recreation: None

Glen Gardner Borough

Development: Parkside Apartments - RENTAL

1 Parkside Ct,
Glen Gardner, NJ08826

Contat/To Apply: Parkside Management Office
Phone: 908-383-7732
Email: none

This complex has a total of 9 Affordable Housing units all 1 bedroom which consist of 4 low income and 5 moderate income units.

Type of Unit	# of Units	Sq. Ft	Rent
1 BR Low	4	550	\$729.00
1 BR Moderate	5	550	\$766.00

Rent: Rent will be determined upon availability.

Credit/landlord check: Yes (no application fee)

Security Deposit: One-month security deposit

Utilities: Water included in rent. All other utilities residents must pay

Maintenance: Snow removal, trash, outdoor maintenance and landscaping at No cost

Appliances: Electric stove/oven, Refrigerator/freezer on top, dishwasher and microwave, wall mounted air conditioner in living room and bedroom. Laundry on site

Kitchen: Standard

Bathrooms: One full bathroom

Closets/ storage: One large closet in bedroom, large coat closet in living room and smaller linen closet.

Flooring: First floor units have laminate and 2nd Floor have carpet

Parking: Parking is provided "First Come First Serve" basis

Pets: Yes with deposit. Contact management office for details

Patio/Deck: None

Basement/Attic: None

Backyard: None

Recreation: Yes

Proximity to shopping/services/public transportation: within two miles

Accommodations for people with disabilities: Unknown

Hampton Borough

Development: Robin Hill Apartments - RENTAL

Contact: Cervelli Management Co.
Phone: 201-868-6300 or fax: 201-868-6500
Email: cervellimanagement@realestatenj.com

This complex has 36 units which consist of 1 & 2 bedrooms, Affordable Housing we follow Rural Development guidelines

To Apply: Complete a pre-application or application online at www.realestatnj.com mail to Cervelli Management at 1 Marine Plaza, Suite 304, North Bergen, NJ 07047

Rent: Rent will be determined 30% of the applicant's gross monthly income

Credit/landlord check: Yes

Security Deposit: One full month 1 bedrooms \$960 and 2 bedrooms \$1190

Utilities: No utilities are included there is a utility allowance deducted from tenant's portion of the rent but they pay their own utilities.

Appliances: Each unit comes with gas stove/oven and refrigerator

Kitchen: Eat in Kitchen

Bathrooms: One full bathroom

**Closets/
Storage:** Each apartment has a standard-sized closets.

Flooring: Carpet in bedrooms, tile in bathroom and vinyl in kitchen

Parking: One parking space per unit and street parking is available.

Pets: not permitted, only service animals but must be documented as per USDA RD guidelines

Patio/Deck: None

Basement/Attic: None

Backyard: None

Proximity to shopping/services/public transportation: Unknown

Accommodations for people with disabilities: Unknown

Hampton Borough

Development: Hampton Manor Apartments – RENTAL (Senior only)
154 Rt 31 North and Manor Drive
Hampton, NJ 08827

Contact/To Apply: RB Hampton Manor Urban Renewal, LLC, Property Manager or Realtor
Phone: 732-640-2088
Email: hamptonmanor@comcast.net

This Low Income Senior complex is a Tax Credit Property which consist of 48 Affordable Housing rental units, built 1980 approximately. One household member must 62 years old

Type of Unit	1 Bedroom Low	Comments
# Units	48	Income cannot exceed 50% of Median Area Income
Square Footage	666	

Rent: Rent will be determined upon availability.

Credit/landlord check: Yes

Security/Deposit: One month's rent is required as a security deposit. **Must sign a 1year lease**

Utilities: Water, sewer and trash pick-up included in rent. Tenant must pay other utilities. Heat is electric and electric hot water heater.

Other: Smoking is permitted

Appliances: Front controls on Stove/cook -top, & Air Conditioner

Kitchen: Standard

Bathrooms: Roll in Shower, Lower toilet, Accessible height toilet & Grab Bars

Closets/Storage: Each apartment has a standard-sized closet in the bedroom

Flooring: LVT Flooring

Parking: Allotted 1 parking space

Pets: Pets are permitted.

Patio/Deck: Yes

Balcony: Yes

Safety: Smoke detector & Strobe Fire Alarm in Unit –

Proximity to shopping/services/public transportation:

Bus stop on site shopping, hospital, pharmacy and senior center within two miles

Accommodations for people with disabilities: Yes

High Bridge Borough

Development: Riverview Village – RENTAL
81 West Main Street
High Bridge, NJ 08829

Contact/To Apply: **Community Grants, Planning & Housing (CGP&H)**
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
www.affordablehomesnewjersey.com for a preliminary application

This complex offers only one unit that is affordable. The unit is a one-bedroom low income apartment, built May 2020. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability

Security Deposit: One month's rent is required as a security deposit.

Utilities: Water and sewer are included in the monthly rent. Tenant pays gas and electric.

Other: Smoke Free community

Appliances: Central Air Conditioner, Dishwasher, Washer & Dryer.

Kitchen: Standard.

Bathrooms: One full bathroom

**Closets/
Storage:** Master bedrooms have a walk-in closet while second and third bedrooms have standard sized closets. Each apartment also has a linen closet and a coat closet.

Flooring: Each apartment has hardwood floors.

Parking: Allotted parking space

Pets: Pets are allowed.

Balcony: None

Basement/Attic: None

Backyard: The apartments do not have backyards or a common green.

Proximity to shopping/services/public transportation: Train one block close to Route 31 & 78

High Bridge Borough

Development: High Bridge Views – RENTAL

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
www.affordablehomesnewjersey.com for a preliminary application

There are two affordable apartments in this complex, one is low income and one is moderate income, built in 2016. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes – Co-signors allowed

Security Deposit: One-month security deposit required

Utilities: Included in the rent are sewer and trash, tenants is responsible for other utilities

Maintenance: There are no additional maintenance fees. Snow removal and garbage removal are provided.

Appliances: Each unit is equipped with electric stove/oven, refrigerator, and dishwasher. Each unit is cable-ready and has a washer and dryer and central air conditioning with individual thermostats.

Kitchen: Standard

Bathrooms: One full bathroom

Parking: Parking lot has security lighting and parking is on a first come, first serve basis.

Pets: Yes, with pet addendum, \$500 non-refundable fee plus \$50/mo

Patio/Deck: None of the Mt. Laurel units have patios or decks.

Basement/Attic: None

Backyard: None

Recreation: Pool, tennis courts, tot lot and a baseball field. Some fees apply.

Proximity to shopping/services/public transportation: Are within 1-5 miles

High Bridge Borough

Development: High Bridge Village – RENTAL
38-42 Main Street
High Bridge, NJ 08829

Contact: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
website: www.affordablehomesnewjersey.com for preliminary application

This complex offers only one unit that is affordable. The unit is a one-bedroom moderate income apartment.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes – Co-signors allowed

Security Deposit: One and one half month security deposit required

Pets: Yes, with pet addendum, \$500 non-refundable fee plus \$50/mo

Appliances: Unit has central air conditioner, front load washer and dryer and dishwasher.

Kitchen: Standard

Bathrooms: One full bathroom

High Bridge Borough

Development: High Bridge Gateway - RENTAL

Contact: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
website: www.affordablehomesnewjersey.com for preliminary application

This complex will have three affordable housing apartments. There is (1) 1-bedroom moderate income unit, and (2) Two bedroom one very low and one moderate income units. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties

To Apply: See contact information above

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes - Co-signors allowed

Security Deposit: One-month security deposit required

Utilities: Included in the rent are sewer, trash, heat, water heater cooking electricity

Maintenance: There are no additional maintenance fees. Snow removal and garbage removal are provided.

Appliances: Each unit is equipped with electric stove/oven, refrigerator, and dishwasher. Each unit is cable-ready and has a washer and dryer and central air conditioning with individual thermostats.

Kitchen: Standard

Bathrooms: One full bathroom

**Closets/
Storage:** Unknown

Flooring: Unknown

Parking: Parking is provided in a lot on a first come, first serve basis. The lot is equipped with security lighting.

Pets: Yes, with pet addendum, \$500 non-refundable fee plus \$50/mo

Smoke: No smoking allowed

Patio/Deck: None of the Mt. Laurel units have patios or decks.

Basement/Attic: None

Backyard: None

Recreation: Unknown

Proximity to shopping/services/public transportation:
 Shopping, services, and public transportation are within 1-5 miles

Accommodations for people with disabilities: Unknown

Holland Township

<http://www.hollandtownshipnj.gov/departments-2/affordable-housing>

CJHRC confirmed that Holland Township is not required to do Affordable Housing Township is small and no 3rd Round Court Case.

Kingwood Township—

Contact Cynthia Keller at 908-996-4276 ext. 221

Per Fair Share Housing and their court settlement they have:

Homeowners can call about rehab program (5 unit obligation)

They have existing group home with the ARC and Easter Seals

They have Accessory Apartments

They have the possibility of 111 affordable units if the sewer and water is made available.

Lambertville City

Development: Heritage at Lambertville – RENTAL (Age Restricted - must be at least 55)
 258 Brunswick Avenue
 Lambertville, NJ 08530

Contact/To Apply: Alena Atkins, SCS, Property Manager
 Phone: 609-397-2256 Fax: 609-397-2258
 Email: aatkins@cisnj.com
 website: www.cis-hvlambertville.com

This is a Tax Credit Property completed in 2005, offers 87 rental units as follows:

Type of Unit	1BR Low	1 BR Mod	2 BR Low	2 BR Mod
# of Units	57	8	20	2

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes

Security Deposit: One and a half month's rent is required as a security deposit.

Utilities: Included in the rent is water, sewer and trash. Residents must pay for all of the other utilities (gas heat).

Maintenance: There are no additional maintenance charges. Snow removal is contracted out and garbage removal (via a dumpster) is provided and lawn care.

Appliances: Each unit is equipped with an electric stove/oven, a refrigerator/freezer on top, a dishwasher, electric water heater, cable-ready and laundry facility on site. No dishwasher.

Kitchen: Standard

Bathrooms: One full bathroom some with grab bars

Closets: One per bedroom

Flooring: Carpeting, Tile and Vinyl

Parking: Parking lot has security lighting and parking is on first come, first serve basis.

Pets: Pets are permitted

Smoking: Not Allowed

Safety: Smoke detector, Carbon Monoxide detector, Fire Extinguisher & Fire Sprinkler System

Patio/Deck: Yes

Recreation: Work out room & Common outdoor green area

Proximity to shopping/services/public transportation:

Community Shuttle all overs within 1-5 miles

Accommodations for people with disabilities: Elevator, flat or no step entry

Lebanon Borough

Development: Presidential Palace Apartments - Rental
710 Presidential Drive
Lebanon, NJ

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)

Phone: 609-664-2769 Ext 5

Email: homes@cgph.net

www.affordablehomesnewjersey.com for a preliminary application

One, two and three bedroom very low, low and moderate-income luxury rental units were built approximately 2010. These units are being rented under the New Jersey Low and Moderate Income Affordable Housing program. This complex is a multi-story building with elevator. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Number of Bedrooms	Very Low Income	Low Income	Moderate Income
1 Bedroom	0	3	3
2 Bedroom	2	8	8
3 Bedroom	0	2	4

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes co-signor allowed

Security Deposit: One and a half month's rent is required as a security deposit.

Utilities: Included in the rent is sewer and trash. Residents must pay for all of the other utilities.

Maintenance: There are no additional maintenance charges.

Appliances: Each unit is equipped with refrigerator, dishwasher, washer & dryer cable-ready, high speed internet

Kitchen: Standard

Bathrooms: One full bathroom

Closets/

Storage: One per bedroom other are unknown

Flooring: Carpeting and Tile

Parking: \$25 per month for garage and \$10 per month for surface parking.

Pets: \$250 one time pet fee, \$50 per month fee per dog, \$25 for cat (limit 2)

Smoke: Non-smoking

Safety: Smoke detector, Carbon Monoxide detector, Fire Extinguisher & Sprinkler System

Patio/Deck: Yes

Basement/Attic: None

Backyard: None of the units have backyards, although a common green is provided.

Recreation: Work out room, Pool and Lounge

Proximity to shopping/services/public transportation: public transportation within 1 mile

Lebanon Township – CJHRC called and they stated they give rehab funds to existing low or moderate income homeowners by calling Gail Glashoff at 908-638-8523.

Milford Borough –Contact Borough Clerk at (908) 995-4323 they have existing group homes. In future proposed to build affordable units of various types by 2025 on the Curtis Papermill Redevelopment site which may be age restricted units.

Raritan Township

Development: Flemington South Gardens – Rental (senior)
Manchester Road
Flemington, NJ 08822

Contact/Apply: Central Jersey Housing Resource Center
Phone: 908-446-0040
Email: 2cjhrc@gmail.com
website: www.cjhrc.org
or Kathy DeLuca, Property Manager at 908-788-3816

Ninety-six (96) low and moderate income age restricted apartments (must be 62+ years old to rent in complex). There are 12 low and 12 moderate efficiency units and 36 one-bedroom low income apartments and 36 one-bedroom moderate one-bedroom apartments. The units are being rented under the New Jersey low and moderate Affordable Housing Program. Only 1 & 2 person households can apply. Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes \$30 per adult, co-signor allowed,

Security Deposit: One-month security deposit.

Utilities: Residents pay all utilities

Maintenance: There are no maintenance fees. Trash pick up and snow removal is included in rent

Appliances: Each unit is equipped stove and refrigerator. Tenant to install window air conditioner unit, laundry on site

Kitchen: Standard

Bathrooms: One full bathroom

Closets/

Storage: One in bedroom, other are unknown

Flooring: Carpeting and vinyl

Parking: Allotted parking space

Pets: Permission Agreement and \$100 non-refundable pet deposit prior to taking possession of the unit

Smoke: Smoking allowed

Safety: Smoke detector & Carbon Monoxide detector,

Patio/Deck: None

Basement/Attic: None

Backyard: None

Recreation: on-site community recreation room

Proximity to shopping/services/public transportation: within walking distance

Raritan Township

Development: Oak Ridge at Flemington - Rental
 Schenck Drive
 Flemington, NJ 08822

Contact/Apply: Central Jersey Housing Resource Center
 Phone: 908-446-0040
 Email: 2cjhrc@gmail.com
 website: www.cjhrc.org
 or Kathy DeLuca, Property Manager at 908-788-3816

There are 16 low and moderate income apartments in Oak Ridge at Flemington. Here is breakdown of the units/categories/size: The nits are being rented under the New Jersey low and moderate Affordable Housing Program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Low	3 BR Low	3 BR Low
# of Units	4	4	3	3	1	1

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes \$30 per adult, co-signor allowed,

Security Deposit: One-month security deposit.

Utilities: Residents pay all utilities. Gas heat and gas cooking

Maintenance: Sewer billed quarterly

Appliances: Each unit is equipped stove, dishwasher, refrigerator and central air conditioner. Washer/dryer hook-ups.

Kitchen: Standard

Bathrooms: One full bathroom

Closets/

Storage: One in bedroom, other are unknown

Flooring: Hardwood

Parking: Allotted parking space

Smoke: Non-smoking

Pets: Pets are not allowed.

Patio/Deck: None

Basement/Attic: First floor units have basement and second floor units have lofts

Backyard: None

Recreation: None

Proximity to shopping/services/public transportation: within walking distance

Raritan Township

Development: The Mews - Rental

215 Rt 12, Flemington, NJ 08822

Contact/To Apply: Central Jersey Housing Resource Center
 Phone: 908-446-0040 Email: 2cjhrc@gmail.com
 Website: www.cjhrc.org
 or Allison Mortara, Property Manager at 908-782-1982

There are six (6) low and moderate income apartments in The Mews. Breakdown of units is: They do not offer any one-bedroom units. The units are being rented under the New Jersey low and moderate Affordable Housing Program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Type of Unit	2 BR Mod	3 BR Low	3 BR Mod.
# of Units	2	2	2
Approximate Rent	\$1,013 & \$1,183	\$1,072 & \$1,076	\$1,184
Sq. Ft	814 & 750	894 & 875	894

This complex has three floors with covered outside staircases - no elevator

Rent: Rent will be determined upon availability.

Security

Deposit: First month's rent and one (1) month's security deposit are required.

Utilities: Tenant is responsible for all utilities.

Maintenance: Landlord pays for water, sewer and trash. No additional maintenance costs.

Appliances: Each unit is equipped with electric stove/oven, refrigerator and dishwasher. Laundry facility on site

Kitchen: Standard

Bathrooms: One full bathroom with grab bars

Closets/Storage: One per bedroom all others are unknown

Flooring: Carpet and Linoleum

Parking: Allotted parking

Pets: Pets are allowed

Patio/Deck: None

Basement/Attic: No basement or attic.

Backyard: shared picnic area – grills only in picnic area

Recreation: None

Proximity to local shopping/services/public transportation: Services most conveniently accessed by car.

Accommodations for people with disabilities: First floor units are wheelchair accessible.

Raritan Township

Development: Village Commons – Resale*
Village Commons
Flemington, NJ 08822

Contact/To Apply: Central Jersey Housing Resource Center
Phone: 908-446-0040 **Email:** 2cjhrc@gmail.com
Website: www.cjhrc.org
or Tom Creham, Property Manager at 732-296-6660
Email: tcreham@memproperty.com

One unit in the Village Commons townhouse complex are for resale under the New Jersey low and moderate Affordable Housing Program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Type of Unit	2 BR Low	2 BR Moderate	Sq. Ft.
Resale	N/A	\$154,772.00	1249
# of Units	N/A	1	1249

Other: * Currently only one unit (2 Br Mod) is for sale/resale. The other unit (2 Br Low) will remain as rental and eventually will become a resale unit.

To Apply: See contact information above

Down payment: Must work with financial institution to consider down payment

Utilities: Paid by homeowner, gas heat and water heater

Maintenance: Association fees are approximately \$250 per month

Appliances: Each unit comes with gas stove, refrigerator, central air conditioner and washer/ dryer hook-up.

Kitchen: Eat in Kitchen

Bathrooms: One and one half bathrooms

Closets/

Storage: Each apartment has standard-sized closets and garage has storage space

Flooring: unknown

Pets: Pets Allowed.

Patio/Deck: Balcony off living room and master bedroom

Basement/Attic: None

Proximity to local shopping/services/public transportation: Unknown

Raritan Township

Development: The Villages- New Sales 2019/2020/2021
400 Case Boulevard
Flemington, NJ 08822

Contact/To Apply: Central Jersey Housing Resource Center
Phone: 908-446-0040 Email: 2cjhrc@gmail.com
Website: www.cjhrc.org

View Unit: Make Appointment with Pulte Homes call 908-848-6980

The Villages complex offers a total of 50 Affordable condominiums. Regional Preference is given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties Building is being done in phases during 2019 – 2021. The breakdown of all 50 affordable units (once all are built):

Bedroom size	# of Very Low	# of Low	# of Mod	Very Low Sale Price	Low Sale Price	Mod Sale Price	Approx. Annual Property tax
1	2	4	4	\$41,935	\$92,294	\$100,883	\$1,008-\$3,180
2	4	13	13	\$57,042	\$117,473	\$122,000	\$1,368-\$3,900
3	1	4	5	\$71,143	\$135,974	\$141,000	\$1,704-\$4,632

Other: This is a new construction affordable housing property. Model units may be available to view before applying by contacting Pulte Homes (builder) at 908-848-6980 and making an appointment.

Down payment: Depends on lender or grant criteria if getting a mortgage loan

Utilities: Paid by homeowner, gas heat and water heater

Maintenance: Association fees are approximately \$244 per month

Appliances: Central Air Conditioner, Electric stove/oven, Refrigerator, Dishwasher and Washer/Dryer

Kitchen: Standard

Bathrooms: One full bathroom.

Closets/Storage: One closet per bedroom and utility closet.

Flooring: Carpet and Laminate.

Parking: Not assigned, parking lot/off street parking

Pets: Pets are permitted (2 per household)

Patio/Deck: None

Basement/Attic: None

Backyard: None

Recreation: playground

Proximity to shopping, services, public transportation: within 1-2 miles

Raritan Township

Development: South Main Villages- RESALE UNITS

**Units are located on Clark Circle
Flemington, NJ 08822**

Contact/To Apply: Central Jersey Housing Resource Center
Phone: 908-446-0040 Email: 2cjhrc@gmail.com
Website: www.cjhrc.org

or Raritan Township Municipal Building, Phone: 908-806-6100 ext 6

The South Main Village complex offers a total of 13 Affordable Condominiums –Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties

Bedroom size	# of Low	# of Mod	Approx. Low Sale Price	Approx. Mod Sale Price	Approx. Low Annual Property Tax	Approx. Mod Annual Property Tax
2	4	5	\$123,449- \$136,417	\$138,138- \$158,536	\$1,960	\$2,550
3	2	2	\$118,773- \$141,885	\$123,449- \$136,417	\$2,040	\$2,650

Down payment: Must work with financial institution to consider down payment

Utilities: Gas heat, Gas Water Heater not included must be paid by owner

Maintenance: Association fees are approximately \$58 per month for the Low income units and \$87 per month for the moderate income units – this is anticipated to increase.

Appliances: Central Air Conditioner, Electric stove/oven, Refrigerator, Dishwasher – Not all units include a Washer/Dryer

Kitchen: Galley Kitchen

Bathrooms: One full bathroom.

**Closets/
Storage:** One closet per bedroom and utility closet.

Flooring: Varies per unit

Parking: Off street parking provided

Smoke: Non-smoking

Pets: Pets are permitted

**Basement/
Storage:** Yes

Proximity to shopping, services, public transportation: within 1-2 miles

Raritan Township

Development: Stone Gate – RESALES

Units located on Reed Court, Saddle Court, Blackberry Court,
Southard Court or Wheatfield Court
Flemington, NJ 08822

Contact/To Apply: Central Jersey Housing Resource Center

Phone: 908-446-0040 Email: 2cijrc@gmail.com

Website: www.cjhrc.org

or Raritan Township Municipal Building, Phone: 908-806-6100 ext 6

The Stone Gate complex offers 10 one-bedroom condominium units. The maximum household size for these units are two-person household.

Bedroom size	# of Low	# of Mod	Approx. Low Sale Price	Approx. Mod Sale Price	Approx. Mod Property Taxes	Approx. Mod Property Taxes
1	5	5	\$85,055- \$110,402	\$111,794- \$139,393	\$1,900	\$2,450

Down payment: Must work with financial institution to consider down payment

Utilities: Paid by homeowner, gas heat and water heater

Maintenance: Association fees are approximately \$253 per month, may increase

Appliances: Central Air Conditioner – may include a washer/dryer or refrigerator (varies by seller)

Kitchen: Standard

Bathrooms: One full bathroom

**Closets/
Storage:** One closet per bedroom and Laundry/utility closet.

Flooring: Varies per unit

Parking: One assigned parking space

Pets: Pets are permitted

Backyard: None

Proximity to shopping, services, public transportation: within 1-2 miles

Accommodations for people with disabilities: NA

Raritan Township

Development: The Pavillion at Raritan - Rental
2 Healthquest Boulevard
Raritan Township, NJ 08822

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)

Phone: 609-664-2769 Ext 5

Email: homes@cgph.net

website: www.affordablehomesnewjersey.com for preliminary application

The Pavillion at Raritan is a rental development built 2019 it offers 28 Affordable Housing apartments. The units are being rented under the New Jersey low and moderate Affordable Housing Program. This complex consists of One, two and three bedrooms very low, low and moderate. See breakdown below. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Type of Unit	1 BR Very Low	1 BR Low	1 BR Mod	2 BR Very Low	2 BR Low	2 BR Mod	3 Very BR Low	3 BR Low	3Br Mod
# of Units	2	1	2	1	9	7	1	2	3
Rents	\$485	\$929	\$1,151	\$586	\$1,118	\$1,384	\$674	\$1,289	\$1,596

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes

Security Deposit: One month's rent is required as a security deposit

Utilities: Tenants are responsible for all other utilities

Maintenance: None

Appliances: All units come equipped with a central air conditioner, washer and dryer. All units are cable-ready

Kitchen: Standard

Bathrooms: One full bath

Closets/Storage: One per bedroom others unknown

Parking: Free Parking – optional fee for garage

Pets: Pets allowed. Please contact management for further details

Patio/Deck: Small deck and patio (specific units)

Recreation: Optional \$400 annual fee for use of the clubhouse, swimming pool and exercise room

Proximity to shopping/services/public transportation: within 1-2 miles

Readington Township

Development: Cushetunk Manor - Rental
422 Route 22 West
Whitehouse Station, NJ 08889

Contact/To Apply: Christine Dey Readington Affordable Housing Liaison
Phone #: 908-534-0974 Fax: 908-534-0038
Email: ss@readingtontwp-nj.org

The Cushetunk Manor offers 12 Affordable Housing rental units, this multi story complex was built approximately 2010. This complex consist of two 1 bedroom 1 very low and 1 moderate income; six 2 bedroom 3 Low and 3 moderate income and four 3 bedrooms one very low, 1 low and 2 moderate income. The unit is being rented under the New Jersey low and moderate Affordable Housing Program.

Type of Units	1 Br Very Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Very Low	3 BR Low	3 BR Mod
# of Units	1	1	3	3	1	1	2

Rent: Rent will be determined upon availability. Rental prices are subject to changes and increases

Credit/Landlord check: Yes

Security/Deposit: One and a half month's rent is required as a security deposit.

Utilities: Included in the monthly rent is water, sewer and trash pick-up. All other utility tenants is responsible for. Gas heat and electric water heater, cable ready

Maintenance: No maintenance fees.

Appliances: All units are equipped Central Air Conditioner, washer/dryer Refrigerator/freezer on top and dishwasher

Kitchen: standard stove/cook top controls in front

Bathrooms: Each unit has one full bathroom.

Flooring: Hardwood

Parking: Allotted parking 2, additional parking is on the side of the building

Elevator: Yes

Smoke: No Smoking allowed

Pets: Allowed

Patio/Deck: No

**Basement/
Attic:** No

Backyard: No

Recreation: None

Proximity to local shopping/services/public transportation: Bus stop one block, light rail within 1 mile all over services and shopping within 1 mile

Accommodations for people with disabilities: wheel chair accessible-Flat or no step entry

Readington Township

Development: The Shoppes at the Farm - Rental
668 Route 22 East
Whitehouse Station, NJ 08889

Contact/To Apply: Christine Dey Readington Affordable Housing Liaison
Phone #: 908-534-0974 Fax: 908-534-0038
Email: ss@readingtontwp-nj.org

The Shoppes at the Farm consists of 15 rental Affordable Housing apartments. There are three 1 bedrooms under construction at the present time a Very Low, Low and a moderate income. Already completed are five 2 bedroom one Very Low, two low and two moderate income. Also completed are seven 3 bedrooms 4 lows and 3 moderate income apartments. The unit is being rented under the New Jersey low and moderate Affordable Housing Program.

Type of Units	1 BR Very Low	1BR Low	1BR Mod	2 BR Very Low	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	1	1	1	1	2	2	4	3

Rent: Rent will be determined upon availability. Rental prices are subject to changes and increases (one year lease)

Credit/Landlord check: Yes

Security/Deposit: One and a half month's rent is required as a security deposit.

Utilities: Tenants are responsible for all utilities except for sewer. Washer Dryer are available for a fee. Gas heat, Electric Water Heater, Cable ready

Maintenance: There are no additional maintenance fees.

Appliances: All units are equipped with Central Air Conditioner, Refrigerator/freezer on top, Dishwasher and Washer/Dryer

Kitchen: Standard.

Bathrooms: One standard bathroom/2 bathrooms in the three bedroom units

Flooring: Hardwood

Parking: Ample off-street parking.

Elevator: Yes

Smoke: No Smoking allowed

Pets: Not allowed

Patio/Deck: No

Basement/Attic: None of the units have basements or attics.

Recreation: None

Proximity to local shopping/services/public transportation

Bus stop and light rail within one mile, shopping on site, hospital within five or more.

Readington Township

Development: Lake Cushetunk - Resale
 Van Horne Drive Route 22 East
 Whitehouse Station, NJ 08889

Contact/To Apply: Christine Dey Readington Affordable Housing Liaison
 Phone #: 908-534-0974 Fax: 908-534-0038
 Email: ss@readingtontwp-nj.org

This development of low-rise condominiums, completed in 1995, offers 84 units through the Mt. Laurel program. There are one, two, and three bedroom condominium style apartments.

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	8	8	24	24	12	8

Down payment: Must work with financial institution to consider down payment

Utilities: Paid by homeowner, gas heat and water heater

Maintenance: Association fees are approximately \$229 per month-- lawn care is included

Appliances: Central Air Conditioner, Refrigerator/freezer on top, Dishwasher and cable ready

Kitchen: Standard

Bathrooms: One full bathroom

Closets/Storage: One closet per bedroom, linen closet and coat closet

Flooring: Carpet

Parking: Off street parking provided

Pets: Pets are permitted

Patio/Deck: Front porch on first floor/ decks on second floor units

Basement/Attic: Unknown

Backyard: None

Recreation: Pool and play ground

Proximity to shopping, services, public transportation: Bus stop on block, light rail and all others within 1 mile

Accommodations for people with disabilities: NA

Readington Township

Development: Whitehouse Village - Resale
Juniper Drive Route 22 East
Whitehouse Station, NJ 08889

Contact/To Apply: Christine Dey Readington Affordable Housing Liaison
Phone #: 908-534-0974 Fax: 908-534-0038
Email: ss@readingtontwp-nj.org

This development of low-rise condominiums, completed in 1988. This complex offers 13 units, all are one bedroom, 7 Low income and 6 moderate income through the Mt. Laurel program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Down payment: Must work with financial institution to consider down payment

Utilities: Paid by homeowner, gas heat and water heater

Maintenance: Association fees are approximately \$216 per month-- lawn care is included

Appliances: Central Air Conditioner, Refrigerator/freezer on top, front loading washer/dryer and cable ready

Kitchen: Standard

Bathrooms: One full bathroom

**Closets/
Storage:** Unknown

Flooring: Carpet

Parking: Off street parking provided

Smoking: Allowed

Pets: Pets are permitted

Patio/Deck: deck

Basement/Attic: Unfinished basement

Backyard: None

Recreation: pool

Proximity to shopping, services, public transportation: Bus stop on block, light rail and all others within 1 mile

Accommodations for people with disabilities: NA

Readington Township

Development: Mirota Senior Residence – Rental (senior)
200 Van Horne Drive
Whitehouse Station, NJ 08889

Contact: Contact: Keira Claffey, ARM CPO
Phone #: 908-534-9300
Email: kclaffey@lsmnj.org

This low-rise Tax Credit Senior complex, completed in 1998, offers a total of 60 low income rental units 53 are one bedroom and 7 are 2 bedrooms. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability. (one year lease)

Credit/Landlord check: Yes

Security/Deposit: One month security deposit is required.

Utilities: Tenants pay all utilities except for water, sewer and trash pick-up. Gas heat and water heater

Maintenance: None-- lawn care is included

Appliances: Refrigerator/freezer on top, laundry facility on site and cable ready

Kitchen: Standard

Bathrooms: One full bathroom with grab bars (T turn or 60" turning circle)

**Closets/
Storage:** Unknown

Flooring: Carpet and Vinyl

Parking: Off street parking provided

Elevator: Yes

Smoking: No Smoking

Pets: Pets are permitted

Patio/Deck: Unknown

Basement/Attic: None

Backyard: None

Recreation: Unknown

Proximity to shopping, services, public transportation: light rail within one mile, all others within one to five miles

Accommodations for people with disabilities: NA

Readington Township

Development: The Meadows at Oldwick - Rental
501 Fisher Drive
Whitehouse Station, NJ 08889

Contact/To Apply: Paul Campanella
Phone #: 609-259-5292 Fax #: 609-259-5293
Email: campingmt@gmail.com

The Meadows at Oldwick is an independent living complex for people with disabilities built approximately 2008. There are 18 units one and two bedrooms. Application fee \$20 per adult

Rent: Rent will be determined upon availability. (one-year lease)

Credit/Landlord check: Yes

Security/Deposit: One month and a half security deposit is required.

Utilities: Tenants pay all utilities except for water, sewer and trash pick-up. Electric heat and water heater

Maintenance: Unknown

Appliances: Refrigerator/freezer on top, dishwasher, ceiling fans, mini blinds, high speed internet, cable ready and laundry facility on site

Kitchen: Standard (front controls on stove/oven)

Bathrooms: One full bathroom with grab bars (T turn or 60" turning circle), roll in shower, accessible height toilet and counters lowered with min 27" high knee space

**Closets/
Storage:** Unknown

Flooring: Hardwood

Parking: Off street parking provided

Elevator: No - Flat or no step entry

Smoking: No Smoking

Pets: Pets are permitted

Patio/Deck: Yes, Front Porch

Basement/Attic: None

Backyard: Unfenced

Recreation: Unknown

Proximity to shopping, services, public transportation: Bus stop on site, light rail within five miles, all others within one to five miles

Accommodations for people with disabilities: Yes

Readington Township

Development: The Willows at Whitehouse Station - Rental
100 Nelson Street
Whitehouse Station, NJ 08889

Contact/To Apply: Theresa Dunay/Property Manager
Phone #: 908-528-8587 fax: 908-528-8591
Email: whitehoustationmanager@livewillows.com
website: www.ingerman.com

The Willows at Whitehouse Station is a Tax Credit property. The community consists 72, one, two and three bedroom apartments across 6 buildings. Please visit www.ingerman.com for a pre-qualification application and more details on the application procedures

Rent: Rent will be determined upon availability. (one-year lease)

Credit/Landlord check: Yes

Security/Deposit: One-month security deposit is required.

Utilities: Tenants pay all utilities except for water, sewer and trash pick-up.

Appliances: Central Air Conditioner, Refrigerator/freezer on top, dishwasher and washer/dryer in the unit

Kitchen: Standard

Bathrooms: One full bathroom (3 bedrooms have 2 bathrooms)

Flooring: Vinyl and Carpet

Parking: Off Street

Elevator: No – Flat or no step entry

Smoking: No Smoking

Pets: Pets are permitted

**Patio/
Balcony:** Yes

Recreation: Yes

Proximity to shopping, services, public transportation: approximately 1-2 miles

Stockton Borough—Contact Borough Clerk for more information by calling 609-397-0071. Per Fair Share Housing in September 2020, they have no 3rd Round Court Case. They have from previous rounds 4 Rehab units (administered by Norwescap) and they proposed 10 Accessory Apartments (also administered by Norwescap) and 4 group homes. Norwescap's number is 908-454-7000 ext. 1136

Tewksbury Township

Development: 39 Felmly Road Complex -Rental
39 Felmly Road
Tewksbury, NJ 07830

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
www.affordablehomesnewjersey.com for a preliminary application

This complex offers two rental units. The studio is an expanded farm house surrounded by acres of land. The other is a 3-bedroom moderate income apartment both are through the Mt. Laurel program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties. Application fee of \$50 per adult.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes

Security/Deposit: One month and a half security deposit is required. No co-signor allowed

Utilities: For the studio only --included in the rent is electric, gas, water sewer and trash pick-up. The 3-bedroom apartment is responsible for all utilities.

Maintenance: No amenity or maintenance fee.

Appliances: Central Air Conditioner, Refrigerator, dishwasher, stove and washer/dryer are unknown.

Kitchen: Unknown

Bathrooms: All of the units have one full bathroom.

Flooring: Tile and Hardwood

Parking: Allotted parking

Pets: No Pets

Tewksbury Township

Development: Finderne House Farm - -Rental

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
www.affordablehomesnewjersey.com for a preliminary application

Tewksbury Township offers one 1 bedroom moderate income apartment rental through the Mt. Laurel program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Unknown

Security/Deposit: One month and a half security deposit is required.

Bathrooms: One full bathroom.

Tewksbury Township

Development: 4 Old Turnpike – Rental

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
www.affordablehomesnewjersey.com for a preliminary application

Tewksbury Township offers This complex offers one 1 bedroom moderate income apartment rental through the Mt. Laurel program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes

Security/Deposit: One month and a half security deposit is required. No co-signor allowed

Utilities: Tenant is responsible for all utilities.

Maintenance: No amenity or maintenance fee.

Appliances: Central Air Conditioner, Refrigerator, dishwasher, stove and washer/dryer are unknown.

Kitchen: Unknown

Bathrooms: One full bathroom.

Tewksbury Township

Development: Christine Hoffman Farms - Rental

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-27869 Ext 5
Email: homes@cgph.net
www.affordablehomesnewjersey.com for a preliminary application

Tewksbury Township offers one 1 bedroom moderate income apartment rental through the Mt. Laurel program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Unknown

Security/Deposit: One month and a half security deposit is required.

Utilities: Unknown

Maintenance: No amenity or maintenance fee.

Kitchen: Unknown

Bathrooms: One full bathroom.

Tewksbury Township

Development: Church Street - Rental

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
www.affordablehomesnewjersey.com for a preliminary application

Tewksbury Township offers one 1 bedroom moderate income apartment rental through the Mt. Laurel program built 2020. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes – co-signor allowed

Security/Deposit: One month and a half security deposit is required.

Utilities: Included in the rent Sewer, Trash, Water, Heat and Cooking gas

Maintenance: No amenity or maintenance fee.

Appliances: Ceiling Fans, Central Air Conditioner, Washer & Dryer hook ups

Bathrooms: One full bathroom.

Parking: One assigned parking space

Smoking: No Smoking

Safety: Smoke detector & Carbon Monoxide detector

Pets: Dog only allowed under 20 lbs additional fees apply

Tewksbury Township

Development: Cold Brook Road - Rental

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
www.affordablehomesnewjersey.com for a preliminary application

Tewksbury Township offers one 1 bedroom moderate income apartment rental through the Mt. Laurel program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Unknown

Security/Deposit: One month and a half security deposit is required.

Bathrooms: One full bathroom.

Pets: Allowed restrictions may apply

Tewksbury Township

Development: Misty Hollow Farms - Rental

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)

Phone: 609-664-2769 Ext 5

Email: homes@cgph.net

www.affordablehomesnewjersey.com for a preliminary application

Tewksbury Township offers one 3-bedroom moderate income apartment rental through the Mt. Laurel program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Unknown

Security/Deposit: One month and a half security deposit is required.

Bathrooms: One full bathroom.

Tewksbury Township

Development: Philhower Road - Rental

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)

Phone: 609-664-27869 Ext 5

Email: homes@cgph.net

www.affordablehomesnewjersey.com for a preliminary application

Tewksbury Township offers one 2 bedroom moderate income apartment rental through the Mt. Laurel program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes – co-signor allowed

Security/Deposit: One month and a half security deposit is required.

Utilities: Included in the rent Water, Sewer & Trash

Appliances: Window Air Conditioner & Stove

Bathrooms: One and half bathrooms

Pets: Unknown

Safety: Smoke detector & Carbon Monoxide detector & fire Extinguisher

Tewksbury Township

Development: Crossroads at Oldwick - Resale

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
www.affordablehomesnewjersey.com for a preliminary application

Tewksbury Township offers two sale units one 1-bedroom low and one 3-bedroom moderate income condominium through the Mt. Laurel program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Down payment: Must work with financial institution to consider down payment

Utilities: Paid by homeowner, gas heat and water heater

Maintenance: Association fees are approximately \$216 per month-- lawn care is included

Appliances: Central Air Conditioner, Refrigerator/freezer on top, front loading washer/dryer and cable ready

Kitchen: Standard

Bathrooms: One full bathroom

Tewksbury Township

Development: Tewksbury Township- Rental
 400 Fisher Road
 Tewksbury, NJ 07830

Contact/To Apply: Community Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 Ext 5
Email: homes@cgph.net
www.affordablehomesnewjersey.com for a preliminary application

Tewksbury Township offers three (1) bedroom units very low, low and moderate income apartment rental through the Mt. Laurel program. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes, no co-signor

Security/Deposit: One month and a half security deposit is required.

Utilities: included in the rent are water and sewer

Bathrooms: One full bathroom.

Union Township –

Contact: Kathleen Grady Phone #: 908-735-8027 ext 10

They offer group homes. They have submitted their 3rd Round Plan to the court and nothing is constructed yet but proposed three different possible sites for future.

West Amwell Township—

Contact – Gail Brewi Municipal Liaison at 609-397-2054 ext 20 or email her at housing@westamwelltp.org

They offer group homes (Eden Acres and Community Options). They have one Habitat for Humanity House. They have proposed 29 Units in the Fulper Site that are age restricted to be built by 2025. They also propose to build 20 Family Rental Units as part of the ESC School Redevelopment Site.

Hunterdon County Apartment Complexes

Complex & Address	Phone #	Apartment Information
Camelots at Spruce Ridge P O Box 5301 Clinton, NJ 08809	908-638-5099	39 two bedroom manufactured ranches not subsidized, no Affordable housing
Clinton Gardens 11 School Street Clinton, NJ 08809	908-337-1749	50 apartments, 42 one bedrooms and 8 two bedrooms, not subsidized, accept Section 8
Clinton Village/Andover Apts 101 West Main Street Clinton, NJ 08809	201-368-5900	50 apartments one and two bedrooms not subsidized, accepts Section 8
Flemington Arms 120 North Main Street Flemington, NJ 08822	973-394-9401	112 apartments, 70 two bedrooms and 42 one bedroom, accepts Section 8
Frenchtown Commons 59 Trenton Avenue Frenchtown, NJ 08825	973-808-7170	65 apartments one and two bedrooms, accepts Section 8
Heights of Lebanon Ray Road Avenue Lebanon, NJ 08883	732-227-4852 Kaplan Properties	10 apartments, accepts Section 8
Hunter Hills Garden Lane Flemington, NJ 08822	908-782-1282	180 apartments one and two bedrooms, garage, storage unit and hot water included.
Madison Arms 155 South Broad Street Flemington, NJ 08822	908-782-8281	62 apartments one & two bedrooms accepts Section 8 as long as it covers the rent that is in place.
Pinecrest Apartments Preston Road Milford, NJ 08848	908-995-4187	70 apartments one and two bedrooms, accepts Section 8
Prospect Hills Apartments 3 Prospect Hills Flemington, NJ 08822	908-782-8281	164 apartments, 109 one bedrooms and 55 two bedrooms. Accepts Section 8 as long as it covers the rent that is in place.
Regional Court Apartments 500 Regional Court Flemington, NJ 08822	908-806-5383	50 two bedroom and 1 one bedroom apartments, accepts Section 8

Elder Cottage Housing Opportunities (ECHO Units)

An ECHO unit is a small, removable modular cottage put on a concrete slab or treated wood foundation in a back or side yard of a home. The unit is specifically designed to meet the needs of seniors or people with disabilities. This permits people to live independently, but close to those who are concerned about them. The cottages vary in size, from efficiency units to larger units. ECHO units are connected to the utilities of the primary dwelling and can be fashioned to match or complement the house. The unit is designed to be removed when it is no longer being used. Zoning and environmental protection requirements must be met in order to install this type of temporary housing. Units may be bought, but ECHO programs in some NJ counties enable older or disabled persons to rent ECHO units, sometimes at affordable rates. Call the NJ Department of Health and Senior Services, Division of Aging and Community Services, at **1-800-792-8820**, or contact the municipality for more information.

Accessory Apartments

Accessory apartments are independent housing units created out of the surplus space in single family homes. Examples of accessory units include mother-daughter homes or converted attics or garages. The accessory unit is subordinate to the primary unit in terms of size, space, location and appearance. The main structure is usually divided so that the subordinate unit can function independently of the main common utility service. Call the NJ Department of Health and Senior Services, Division of Aging and Community Services, at 1- 800-792-8820, or contact the municipality for more information

Residential Health Care Facilities

Rooms, meals, linens, housekeeping, personal assistance, personal laundry, 24-hour security, financial management, recreation activities, and supervision and monitoring of medication and limited health services under the direction of a nurse. Rooms and baths may be private or shared. Most services are included in the rent, but some may be purchased separately. These facilities are licensed by the NJ Department of Health & Senior Service.

Traditions	contact Senior Advisory (third party).....	-800-805-3621
Amwell Road Flemington, NJ 08822 (20 beds, services included in rent: local transportation, meals, laundry and activities)		
Homestead House	contact Senior Advisory (third party).....	1-800-805-3621
Harrison Road, Frenchtown, NJ 08825 (20 beds, services included in rent: meals, nursing services, laundry)		
Hunterdon Hills		908-537-2717
486 West Hill Drive, Glen Gardner, NJ 08826 (29 beds, services included in rent: transportation, personal care, activities)		
Newton's Guest Home		908-537-4113
P.O. Box 218, Glen Gardner, NJ 08826 (20 beds, services included in rent: meals, medical oversight and some activities)		
Little Haven Boarding Home		609-397-1551
47 Lincoln Avenue Lambertville, NJ 08530		
Independence Manor at Hunterdon		908-788-4839
188 State Route 31 #1 Flemington, NJ 08822-5764		

Special Needs Housing

Contact the following agencies for housing information for individuals with disabilities

The Arc of Hunterdon County		908-730-7827
Easter Seals		908-788-7580
Hunterdon County Office on Disabilities		908-788-1361
Bridgeway Supportive Housing of Hunterdon		908-237-2577
NAMI (National Alliance for Mentally Ill)- Hunterdon		908-284-0500

Additional Housing Options

Anderson House.....908-534-5818

532 County Road 523 Whitehouse Station, NJ 08889-4011

www.andersonhouse.org

Anderson House is a halfway house program serving women recovering from alcoholism and drug addiction from all counties within the State of New Jersey. Anderson House can accommodate 14 women at a time, who live as a family in an attractive, home-like setting. Women are served regardless of their income or ability to pay.

Freedom House.....908-537-6043

PO Box 367 / 3 Pavilion Rd. Glen Gardner, NJ 08826

www.freedomhousenj.org

Freedom House provides a long-term residential drug and alcohol treatment program in a halfway house setting for men, as well as transitional housing for recovering alcohol and drug addicted women and their children through a program called The Family Afterward.

Good News Home for Women.....908-806-7913

33 Bartles Corner Road Flemington, NJ 08822

www.goodnewshome.org

The Good News Home for Women is a long-term residential rehabilitation center for women who want to overcome the life-destroying effects of alcohol and other drug addictions. The on-going process of recovery and growth is achieved at the Home through a comprehensive non-denominational, but spiritually focused program. Services are offered to women, 18-years of age and older, without regard to race, religion, color, national origin, or the ability to pay.

Home Sharing Program of Somerset & Hunterdon County.....908-526-4663

20 Finderne Avenue Bridgewater, NJ 08807

www.homesharing.org

The HomeSharing Program uses existing housing to create new, affordable housing arrangements between “providers” (residents who need to share their home or apartment in order to continue living in them) and “seekers” (individuals searching for affordable housing in the community). HomeSharing also assists in locating and utilizing other resources such as the food bank, low-cost medical care, and other support services. The organization’s services are provided free of charge to both seekers and providers.

Hunterdon Youth Services.....908-782-0848

56 Sandhill Road Flemington, NJ 08822

Hunterdon Youth Services provides services to adolescents needing out-of-home support, referred by the NJ Department of Children and Families. The facility can accommodate up to 12 adolescent males at any one time.

Housing/Rental Assistance & Homelessness Services

Hunterdon County Division of Housing.....908-788-1336

P.O. Box 2900 8 Gauntt Place Flemington, NJ 08822

www.co.hunterdon.nj.us/housing.htm

The Hunterdon County Division of Housing is federally funded by the U.S. Department of Housing and Urban Development (HUD) to administer the Housing Choice Voucher Program (Section 8.) The Division provides monthly rental subsidies to approximately 425 tenant families, whose chosen rental unit meets all HUD guidelines. The program operates at full capacity and generally has a full waiting list. Applicants cannot be added to the waiting list unless the waiting list is officially "open". Interested applicants should periodically contact the Division of Housing for updated information about the status of the waiting list.

Hunterdon County Division of Social Services908-788-1300

P. O. Box 2900 8 Gauntt Place Flemington, NJ 08822

www.co.hunterdon.nj.us/depts/social/socserv.htm

The Division of Social Services provides shelter, temporary rental assistance, and other homelessness prevention services to clients through several programs.

Emergency Assistance (EA):

- Emergency Assistance (EA) is available for tenants who are recipients of Work First New Jersey (WFNJ) or General Assistance (GA) benefits or Supplemental Security Income (SSI).
- You must apply for EA at the Division of Social Services. To be eligible, you must be homeless or expect to be homeless soon. You must show proof of homelessness, (usually an eviction complaint or notice from your landlord) and that you were unable to pay your rent.
- To prevent eviction, Emergency Assistance (EA) is available to help pay back rent or utility payments.
- If you are actually evicted and become homeless, EA also provides: emergency shelter, security deposits, utility deposits and help with purchasing furniture.
- Temporary Rental Assistance (TRA) may also be available to help pay rent for a new apartment.

Other Programs:

- SSH-TANF provides temporary financial assistance to families with at least one dependent child to prevent homelessness when other funding is not applicable.
- The SSH-State program provides homelessness services for clients who are ineligible for services under Emergency Assistance.
-

Department of Community Affairs609-633-6286

P.O. Box 800 Trenton, NJ 08615

www.state.nj.us/dca

State Rental Assistance Program (SRAP):

www.nj.gov/dca/divisions/dhcr/offices/srap.html

SRAP provides rental assistance grants, comparable to the Federal Housing Choice Voucher Section 8 Program, for low-income individuals or households. Vouchers are typically issued for a 5 year period or until another housing voucher is available. Grants are reserved for the following populations: elderly, disabled, homeless families with children, certain project-based programs, such as collaborations with the Division of Youth and Family Services, and for households currently on the existing DCA Housing Choice Section 8 waiting list.

Shelter Housing Exit (SHE) Grant: The SHE Grant is specifically for women with children, who are victims of domestic violence and are currently residing in a shelter. The SHE grant can be short-term or long term for up to 2 years and requires that a client pay 30% of their gross income toward the rent, similar to the HUD Section 8 guidelines. Clients do not apply directly for this grant; clients apply through a domestic violence or homeless shelter.

Homelessness Prevention Program: The Homelessness Prevention Program provides temporary short-term assistance to households who face imminent loss of housing by eviction because they are temporarily without adequate funds for reasons beyond their control. Contact: **NORWESCAP**.....**908-454-7000 ext.118**
housing@norwescap.org

Family Promise of Hunterdon County, Inc......**908-782-2490**
 Incorporating Interfaith Hospitality Network 10 East Main Street Flemington, NJ 08822
 Family Promise offers homelessness services to the community. The Interfaith Hospitality Network is a shelter program for homeless families, which offers shelter, food, case management and counseling services. Shelter is provided by a network of 51 congregations (utilizing over 1,000 volunteers) throughout Hunterdon County with services delivered by a paid professional staff. A team of mental health providers are available to shelter clients. The Homeless Prevention/Rapid Re-Housing Program offers rental assistance, utilities assistance, moving costs, and case management for all eligible Hunterdon County households. (The program is dependent upon available funding.)

Salvation Army.....**908-237-9008**
 40 East Main St. Flemington, NJ 08822 Emergency Food and Shelter Program (EFSP) and utility funds are available. Call the office for more information.

Hunterdon Helpline**1-800-272-4630**
 If you experience a housing emergency, call for a referral and/or information regarding emergency shelter placement or financial assistance. This is a 24 hour, 7-day referral service.

Catholic Charities.....**732-324-8200**
 Administers the Chafee Foster Care Independence Program, which provides federal funding for youth in foster care making the transition to adulthood (ages 16-21). Funds can be used for rent, security deposits, utilities, etc.

Victim Crime Compensation Office.....**1-877-658-2221**
www.nj.gov/oag/njvictims/

Hunterdon County Prosecutor's Office.....908-788-1403
Office of Victim/Witness Advocacy

New Jersey has a Crime Victim's Compensation Fund to help with costs related to injuries received in a violent crime **(including victims of domestic violence)**. Included in this are **emergency relocation costs** such as rent and/or a security deposit. To file a claim, you will need a police report, copies of bills, receipts and all loss documentation. The crime must be reported to the police within 3 months and the claims must be filled with the NJ VCCB within 2 years.

Easter Seals.....908-788-7580

Intergrated Case Management Services (ICMS) Program

Flemington, NJ 08822

This program serves adult clients with mental illness, to assist them with looking for housing in Hunterdon County.

SAFE in Hunterdon (formerly Women's Crisis Services)

24 Hour Toll Free Hot Line.....1-888-988-4033

47 East Main Street Flemington, NJ 08822

This program provides safe emergency shelter for victims of domestic violence and sexual assault. In addition to the emergency safe house, SAFE provides counseling, court advocacy.

Raritan Valley Habitat for Humanity (RVHFH).....908-704-0016

www.rvhabitat.org

RVHFH, an affiliate of Habitat for Humanity International, assists low-income families throughout Somerset and Hunterdon counties by helping them build and buy their own simple, decent homes. Every partner family devotes at least 250 hours of "sweat equity" to help build their home or a neighbor's home and secures a 0% mortgage provided by Habitat. Habitat supports partner families with training in budgeting, home and landscape maintenance, and how to be a good neighbor.

HOUSING SEARCH TOOLS

Central Jersey Housing Resource Center (CJHRC) website:

www.cjhrc.org once on the web page go to the upper right hand corner and click on “HOUSING RESOURCE CENTER” there you will find extensive resources about affordable housing for families, individuals, seniors citizens and those with special needs. You can also call a CJHRC housing counselor Monday to Friday during normal business hours at 908-446-0036 who can help you with the information found on this website.

Community, Grants, Planning & Housing (CGP&H) this entity handles many, many complexes in NJ): www.affordablehomesnewjersey.com click on “Affordable Housing” scroll down to find **CGP&H Online Services** the in the paragraph that follows you will see “AffordableHomeNewJersey.com” click that will provide detailed information about the all the affordable units they administer. Applicants can find income limits, see current listings, review frequently asked questions, and submit a preliminary application online.

New Jersey Housing Resource Center website:

www.njhrc.gov once on the web page click “Find Housing” then click “Rental”, “Resale” or other option next click the **county or town/city** that best fits your needs. This will provide you the information where and who to call.

Piazza and Associates website (this entity handles many, many complexes in NJ):

www.piazza-and-associates.com once on the web page scroll down to “FIND YOUR NEW HOME” below click **county, property or town**. That will take you to the complex click “View Profile” that will give you a brief description and the option to apply.

211 or www.nj211.org

Connects people with community, health and disaster services through a free, 24/7 service and searchable online database. Whether you need to find the location of shelter during a flood or power outage, information about nearest childcare center, legal service, housing, employment, immigration and the list goes on, the certified resource specialist at 211 are there to help when you need.

US Department of Housing & Urban Development (HUD) www.hud.gov

Provides links to Shelters, Housing Counseling Agencies, Rental Assistance Programs, etc by choosing “Homes-Homeless”. Search by State, County, etc, gives limited information on subsidized housing, by selecting “Homes- Renting” and then “Search for an Apartment”.

Gives limited rental property information by county, select “Homes-Renting” and then choose “Rental help in your state” and then “New Jersey” and then “Other New Jersey Resources- Find units for rent in rural NJ”.

Lists “9 Steps to Buying a Home,” in particular #4 “Learn about home buying programs,” provides links to different programs for home buyers, choose “Homes-Buying”.

Housing & Mortgage Finance Agency (HMFA)

www.nj.gov/dca/hmfa/consu/renters/afford/list affordable rentals for families or seniors (affiliated with HMFA programs).

Utility Assistance Programs

There are two utility assistance programs available to eligible low-income households, offered by the State of New Jersey, LIHEAP & USF. You may be eligible for both programs. You can apply for both with one application, apply direct or contact:

NORWESCAP.....**908-782-0612**

Low Income Home Energy Assistance Program (LIHEAP), also referred to as:

Home Energy Assistance (HEA)**1-800-510-3102**

Website: www.energyassistance.nj.gov Click on Energy Assistance Programs LIHEAP is a program that helps pay heating costs, even if heat is included in the rent. (However, households that receive rental assistance are not eligible unless they pay fuel costs directly.) LIHEAP usually takes applications from November – April. Eligibility for LIHEAP: if household income is less than or equal to 200% of Federal Poverty Level. Benefits are usually paid once a year, during the heating season.

Universal Service Fund (USF).....**1-866-240-1347**

Website: www.energyassistance.nj.gov (to get application) USF is a program created by the State of New Jersey to help make energy bills more affordable for low-income customers. If eligible, USF can lower the amount you have to pay. USF accepts applications all year. Eligibility for USF: If household income is less than or equal to 175% of the Federal Poverty Level and you are paying at least 3% of your yearly income on electric bills or gas bills. If you have electric heat, you must be paying more than 6% of yearly income on electricity. Benefits will appear as a credit on your utility bill.

Fresh Start.....**1-866-240-1347**

Website: <http://search.nj211.org> Type “fresh start” under enter keywords. Click on “search for matching provider and service names” -> click on JCP&L Fresh Start Program for more information.

Temporary Relief for Utility Expenses (TRUE).....**732-982-8710**

This is a one-time assistance program and is designed to help low to moderate income households across the state of New Jersey who are experiencing economic hardship and struggling to pay their electric and natural gas bills. Eligibility: NJ resident, must not have received USF/HEA in 12 months, have documented notice of overdue payment for gas and/or electric service and have past history of making regular payments toward their utility bills.

NJ Lifeline.....**1-800-792-9745**

Website: <http://www.state.nj.us/health/seniorbenefits/lifelinedetail.shtml>

Funded from the New Jersey General Fund, Lifeline provides credit on electric or natural gas bills of \$225 per year to disabled and senior homeowners and tenants. Beneficiaries of Medical Assistance to the Aged, Medical Assistance Only, or New Jersey Care, are sent Lifeline applications automatically every August. Supplemental Security Income recipients receive Lifeline automatically. Eligibility: Eligible if you are a beneficiary of the programs listed above or if you meet the Pharmaceutical Assistance to the Aged and Disabled (PAAD) eligibility requirements. For an application:

<http://www.state.nj.us/health/seniorbenefits/index.shtml> click on forms, form #AP2

NJ SHARES.....1-866-657-4273
 Website: www.njshares.org New Jersey SHARES (Statewide Heating & Assistance & Referral for Energy Services) is an independent energy fund for individuals and families who are in need of temporary help in paying their energy bills. Eligibility: Non-welfare recipient energy customers, who are experiencing a financial crisis, have exhausted all other available sources of assistance and have demonstrated a good faith effort to pay their energy bills. Applicants must have a termination notice or shut-off notice and cannot be a participant, nor be income eligible, for any additional types of utility assistance.

New Jersey Comfort Partners.....1-888-773-8326
www.njcleanenergy.com/residential/programs/comfort-partners/comfort-partners
 Helps qualified low-income households to lower natural gas and electric bills through energy education, the installation of energy efficiency measures, and repairing or replacing heating and cooling equipment. Some of these measures include: efficient lighting products, hot water conservation measures, refrigerator replacement, programmable thermostats, insulation upgrades, air sealing, duct sealing and repair, and heating cooling equipment maintenance, repair and/or replacement. Energy education and counseling is also available. Eligibility: income at or below 225% of Federal Poverty Level or customers who receive assistance through NJ Lifeline, Universal Service Fund (USF) and/or Pharmaceutical Assistance to the Aged and Disabled (PAAD).

Winter Termination Program1-800-624-0241
 The program prevents residential gas and electric customers who participate in the Lifeline, Home Energy Assistance Program (HEAP), Work First New Jersey/Temporary Assistance to Needy Families (WFNJ/TANF), Federal Supplemental Security Income (SSI), Pharmaceutical Assistance to the Aged and Disabled (PAAD) from having their gas or electric service disconnected during the winter months. This program is in effect from November 15 through March 15. The Program is administered by the Board of Public Utilities

Other Utility Resources

Elizabethtown Gas Company.....1-800-242-5830
www.elizabethtowngas.com

PSE&G.....1-800-436-7734
 website: www.pseg.com

Legal Assistance/Rights & Responsibilities

Legal Services of Northwest Jersey (LSNWJ).....908-782-7979

82 Park Avenue Flemington, NJ 08822

www.lsnj.org/lsnwj/ LSNWJ

provides free civil legal services to low-income residents in matters regarding shelter, housing and other basic needs.

New Jersey Tenants Organization.....201-342-3775

<http://njtenantsorg.homestead.com/njto.html>

The NJ Tenants Organization is a statewide organization working to protect the rights of tenants. Contact the organization with eviction issues.

Websites And Links To Informational Brochures:

Legal Services of New Jersey-Tenant's Rights

www.lsnjlaw.org/english/placeilive/index.cfm

This site contains information about your rights and responsibilities as a tenant, including finding a place to live, your right to safe and decent housing, what you can do about lead poisoning, and what you can do about being evicted. This information also can help you with legal problems related to your lease, your security deposit, or repairs you want your landlord to make. This Web site also contains links to general information about buying or selling a house and getting a mortgage.

NJ Dept. of Community Affairs www.nj.gov/dca/divisions/codes/publications

Click on "Landlord-Tenant Information"

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