

Hunterdon County, NJ Guide to Affordable Housing & Other Resources



Prepared By:

**Central Jersey
Housing Resource Center (CJHRC)
92 East Main Street, Suite 407
Somerville, NJ 08876
908-446-0036**

www.cjhrc.org 2cjhrc@gmail.com

6th Edition, September 2025

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most accurate, current and clear information possible, CJHRC cannot be responsible for inaccurate, misinterpreted or outdated information contained herein.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 last updated by CJHRC in September 2025. As we receive updates on new properties, we update this guide.

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

Table of Contents

Municipality	Development	Page(s)
Alexandria	See Notes	8
Bethlehem	* See Notes	8
Bloomsbury	* See Notes	8
Califon Borough	See Notes	8
Town of Clinton	*Alton Place-resale	9
	*102 West Main St-rental	10
	Halstead Place Apts.-rental	11
	Twin Ponds at Clinton-rental	12
	View 22	13
Clinton Township	Clinton Woods	14
	The Willows at Annandale Village-rental	15
	The Mews at Annandale Apts-rental	16
Delaware Twp	The Hamlet – rental	17
East Amwell Twp	See Notes	18
Flemington Borough	Flemington Electric-Rental	18
	Herman Kapp Senior Residence-senior rental	19
	Martin Village-resale	20
	The Spice Lofts	21
	*The Willows at Flemington Junction North-rental	22
	*The Willows at Flemington Junction South-rental	23
Franklin Twp	* See Notes	24
Frenchtown Borough	Frenchtown Senior Apts-55+ rental	25
	Harrison Square- RENTAL	26
	8 th Street Apartment	27
Hampton Borough	Robin Hill Apts-rental	28
	Hampton Manor Apts – senior rental	29
High Bridge Borough	Riverview Village-rental	30
	High Bridge Heights	31
	High Bridge Views-rental	32
	High Bridge Village-rental	33
	High Bridge Gateway-rental	34
Holland Twp	See Notes	35
Kingwood	See Notes	35
Lambertville City	*Heritage Village at Lambertville-55+ rental	36
Lebanon Borough	Presidential Palace Apts-rental	37

Lebanon Twp	Heights at Lebanon - rental	38
Milford Borough	*See Notes	39
Raritan Twp	Enclave at Raritan	40
	Flemington South Gardens-senior rental	41
	Oak Ridge-rental	42
	The Residences at Courthouse Square	43
	The Residences at Raritan Town Square	44
	The Mews-rental	45
	Village Commons-resale	46
	The Villages – sale	47
	South Main Village-resale	48
	Stonegate –resale	49
	Pavillion at Raritan-rental	50
Readington Twp	Cushetunk Manor-rental	51
	Hunters’s Crossing-Resale	52
	The Shoppes at the Farm-rental	53
	Lake Cushetunk-resale	54
	Whitehouse Village-resale	55
	Mirota Senior Residence-senior rental	56
	The Ridge at Readington	57
	The Willows at Whitehouse Station-rental	58
Stockton Borough	See Notes	59
Tewksbury Twp	The Meadows at Oldwick-rental	60
	39 Felmly Rd-rental	61
	Finderne House Farm-rental	62
	4 Old Tpk-rental/ 169 Lamington Road	62
	Christine Hoffman Farms-rental	63
	Cold Brook Rd-rental	63
	Misty Hallow Farm-rental	64
	Crossroads at Oldwick –resale	64
	Tewksbury Twp-rental	65
	53 Old turnpike Road-rental	65
Union Twp	* See Notes: Group Homes with rooms	66
West Amwell Twp	* See Notes	66
	Hunterdon County Apartment Complexes	67
	Elder Cottage Housing Opportunities (ECHO Units)	68
	Accessory Apartments	68
	Residential Health Care Facilities	69
	Special Needs Housing	69
	Additional Housing Options	70
	Housing/Rental Assistance & Homelessness Services	71
	State Rental Assistance Programs (SRAP)	72
	Housing Search Tools	74
	Utility Assistance Programs	75
	Other Utility Resources	76
	Legal Assistance/Rights & Responsibilities	77
* updates 2025 not received		

Central Jersey Housing Resource Center
2026 INCOME LIMITS REGION 3
SOMERSET, HUNTERDON & MIDDLESEX COUNTIES
Effective June 15, 2026

Family Size		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Median	100%	\$108,400	\$123,900	\$139,400	\$154,800	\$167,200	\$179,600
Moderate	80% *	\$86,720	\$99,120	\$111,520	\$123,840	\$133,760	\$143,680
Low	50%	\$54,200	\$61,950	\$69,700	\$77,400	\$83,600	\$89,800
Very Low	30%	\$32,520	\$37,170	\$41,820	\$46,440	\$50,160	\$53,880

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

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 and 30% for very 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.

If you have a larger size household, need to know about asset limits or have questions about NJ Fair Share Housing or other affordable housing options, please call the Housing Resource Center at (908)446-0036.

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). **As of October 16, 2023, everyone is entitled and can get a FREE credit report every week.** 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.....1-877-2914975
www.consolidatedcredit.org

Money Management International.....1-866-889-9347
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–

Contact is Michele Bobrowski at 908-996-7071 ext. 210 and email is clerk@alexandrianj.gov to inquire about their affordable housing program. The Township does not provide Affordable Housing directly. All Affordable Housing opportunities within the Township are by independent third parties such as ADTI, Inc. and ARC for disabled adults. The Township is working towards an opportunity to provide affordable housing for veterans in the near future with a third party. As more details become available, they will be shared on our website: www.alexandrianj.gov

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.

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

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. CGP&H started handling the waiting list for Halstead Place in July 2024. Join the Clinton rental waiting list by September 10, 2024 to be included in the next random selection.

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		\$862		\$618	\$1,000	\$1,254		\$1,150	\$1,444
Sq Ft		772		936	936	936		1093	1093

Rent: Rent will be determined upon availability.

Security Deposit: 1 1/2 month's rent.

Credit: Yes. All household members over 18 must pass landlord's credit screening.

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: Pet allowed, \$50 per month fee and \$300 initial fee

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: Christopher McMahon
 28 valley Rd, Suite 1
 Montclair, NJ, 07042
 email: homesbychrisnj@gmail.com
 erinm@parkvalleydev.com
 Phone: 973-527-5318

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	2	1
Moderate	0	4	1

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.

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: Pets are permitted with additional monthly fee, and with size/breed restrictions.

Basement/Attic/Backyard: Not Applicable

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

Accommodations for people with disabilities: Built to ADA standards

Town of Clinton

Development: View 22 – 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

View 22 has twenty-four very low, low and moderate-income units. These units are being rented under the New Jersey Low and Moderate Income Affordable Housing program. Income restrictions. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties.

Rent: Rent will be determined upon availability.

Security Deposit: 1 1/2 month's rent.

Credit: Yes. All household members over 18 must pass landlord's credit screening.

Utilities: Unknown

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: Pet allowed, dogs, cats

Safety: Smoke and Carbon Monoxide Detectors, Sprinkler System

Outdoor areas: Barbecue, deck, patio balcony, pet park

Proximity to shopping/services/public transportation: five minutes

Clinton Woods

400 Runkle Drive, Clinton, NJ

Contact: Steve weinberg
Moderate Income Management Company
Phone: (609) 989-8500

Unit type	20% AMI	30% AMI	50% AMI	60% AMI
1 Bed/1Bath	\$478	---	\$1,282	\$1,550
2 Bed/1 Bath Apartment	\$570	\$892	\$1,535	\$1,857
3 Bed/2 Bath Apt.	\$646	\$1,017	\$1,761	\$2,132

This complex has a total of 84 affordable units.

To Apply: Call the contact above to request an application or download the application at www.clintonwoodsapts.com

Rent: Rent is based on AMI (Area Median Income).

Security/Deposit: One month's rent.

Utilities: Tenants are responsible for electric and gas.

Maintenance: Contact Property Manager for more information.

Appliances: Each unit comes with appliances in the kitchen, including: refrigerator, electric range, and dishwasher. In-unit washer and dryer.

Kitchen: New construction. All kitchens will include new, Energy-Star appliances.

Bathrooms: 1 and 2 bedrooms each have one bathroom; 3 bedrooms have 2 bathrooms

**Closets/
Storage:** Ample closets in all units.

Flooring: Hardwood flooring in living area. Carpet in bedroom(s).

Parking: Above ground parking available to residents.

Pets: Pet policy will be available closer to occupancy date.

Accommodations for people with disabilities:

Apartments are wheelchair accessible.

Clinton Township

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

Contact/To Apply: Property Manager
Phone: (908) 442-7185 fax: 908-528-8547
email: annandalemanager@livewillows.com
website: ingerman.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: Yes

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: Property Manager/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. Age restricted to people 55 or older. To be placed on the eligibility list, all potential applicants must complete a Preliminary Application and provide government photo ID and proof of income. Usually within 24-48 hours, preliminary applicants will receive a call or email 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	565-739	890
Low	9	8
Moderate	8	8

Security Deposit: Based upon approval. Standard one month's rent OR conditional one and a half month's rent or Jetty Security Alternative

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: one full bathrooms (grab bars)

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

Parking: Off-street parking.

Pets: Pets allowed- limit up to three per household, no size or weight restrictions, breed restrictions
 Apply. Additional fees.

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

Delaware Township

Development: The Hamlet– 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 six affordable apartments in this complex, 1 Bed – 3 Bed. Income restrictions. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties

DETAILS

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, water 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

Smoking: No smoking allowed

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

Pets: No pet fee. Small pets only.

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

East Amwell Township

Contact- Katie Ronollo Municipal Housing Liaison at 908-782-8536 ext 14 or email her at planning@eastamwelltownship.com

Most programs require financial eligibility Income. They have Low and Moderate income houses for resale, Low and Moderate income rental units.

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: 1 ½ bathrooms

**Closets/
Storage:** Standard

Flooring: Hardwood and Tile

Parking: Off street parking available

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.

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$38,940 - \$53,700	50%	\$1,269
	2 people	\$38,940 - \$61,400		
2 Bedroom	1 person	\$47,040 - \$53,700	50%	\$1,537
	2 people	\$46,110 - \$61,400		
	3 people	\$46,110 - \$65,800		
	4 people	\$46,110 - \$73,100		

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 Spice Lofts – Rental

70-73 Church Street
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 18 total affordable units built in 2024. Regional Preference given to applicants that live/work in Hunterdon, Middlesex or Somerset Counties

1 Bedroom	2 Bedroom	3 Bedroom
One Very Low \$577	One Very Low \$687	One Very Low \$778
One Low \$1,126	One Low \$1,345	One Low \$1,539
One Moderate \$1,400	One Moderate \$1,674	One Moderate \$1,919

Credit/Landlord check: Yes, applicants must pass landlord screening.

Security Deposit: 1.5 months rent.

Kitchen: Standard

Bathrooms: One full bath

Laundry: On site each floor

**Closets/
Storage:** Bike storage

Flooring: Carpet, Vinyl and Tile

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

Parking: Reserved parking available for a optional fee of \$150 a month.

Pets: Yes, \$500 pet deposit and \$50 monthly rent. breed and size restrictions.

**Patio/
Backyard:** None

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

Accommodations for people with disabilities: Handicap accessible units

Flemington Borough

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

Contact/To Apply: Senior Property Manager
 Phone: 908-751-7105
 Email: flemingtonsouth@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

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: Walking closet

Flooring: Hardwood and carpet

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

Pets: Pets are allowed, restrictions apply

Patio/Deck: Balcony /Patio

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

Flemington Borough

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

Contact/To Apply: Senior Property Manager
 Phone: 908-824-5501
 Email: flemingtonsouth@livewillows.com
 website: www.ingraman.com or www.livewillows.com

This complex has 100 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	7	5	10	4	20	30	9	15

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: Yes, walking closet in some units.

Flooring: Hardwood and carpet

Parking: Off street parking

Pets: Pets are allowed, restrictions apply

Patio/Deck: There is a small outdoor balcony.

Recreation: Playground and picnic areas.

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

Franklin Twp Franklin Township Hunterdon County

Contact: Cameron Keng (municipal liaison)
Phone # 908-735-5215 x 8
cfo@franklin-twp.org

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 8 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

Security Deposit: 1.5 month's rent

Rent: Rent will be determined upon availability.

Utilities: 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

Pets: No Pets are allowed.

Basement/Attic: None

Backyard: None

Recreation: None

Frenchtown Borough

Development: Harrison Square- RENTAL
817 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

Nine NEW affordable apartments will be available in July 2022.

Type of Unit	Very Low	Low	Moderate
1 bed	\$565	\$1,027	\$1,258
2 bed	\$671	\$1,225	\$1,502
3 bed	\$764	\$1,405	\$1,725

Credit/landlord check: Yes. No co-signer allowed.

Security Deposit: 1.5 month's rent

Rent: Rent will be determined upon availability.

Utilities: Unknown

Kitchen: Dishwasher

Amenities: Central AC, dishwasher, washer & dryer

Bathrooms: One full bathroom

Elevator: Yes

Parking: Free parking in uncovered lot

Patio/Deck: None

Basement/Attic: None

Backyard: None

Recreation: Bike Storage; Courtyard; Fire Pit Lounge; Fitness Center; Grilling Area; Pet Spa

Pets: Maximum 2 pets, combined weight 80lbs, breed restrictions apply at management discretion. One non-refundable pet fee of \$500 for up to 2 pets, \$50 per pet per month

Smoking: Smoke free community

Frenchtown Borough

Development: 8th Street Apartments- RENTAL
28A 8th Street, unit 1
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

One NEW affordable apartments will be available in Summer 2022.

Type of Unit	Low
2 bed	\$1,175

Credit/landlord check: Yes

Security Deposit: 1.5 month's rent

Rent: Rent will be determined upon availability.

Utilities: Unknown

Kitchen: Dishwasher

Amenities: Central AC, Dishwasher, washer & dryer

Bathrooms: One full bathroom

Elevator: No

Parking: Free parking in uncovered lot

Patio/Deck: None

Basement/Attic: None

Backyard: None

Pets: \$100 monthly pet fee. Small pets only.

Smoking: Smoke free community

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 \$1,195 and 2 bedrooms \$1,345

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.

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: Hampton Manor UAW Urban Renewal Housing Corp t/a Hampton Manor Apartments
Phone: 908-537-4887

This Newly Renovated Low Income Senior complex is a Section 8 Property which consisting of 48 Affordable Housing rental units, built 1980. 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	650	

Rent: Rent based on 30% of income.

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: Free Wi-Fi, Free High Definition TV Antenna service, central laundry facility, Free addition secured storage space provided, on site coordinator, community room (with kitchen), Library, computer center, resident events, emergency pull cord in every unit 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

Credit/landlord check: Yes

Security Deposit: 1.5 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: Yes, with pet addendum, \$500 non-refundable fee plus \$50/monthly

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 Heights – 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 five affordable apartments in this complex, one is very low income , two are low income and 2 are moderate income, built in 2026. 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: 1.5 month's security deposit required

Utilities: Included in the rent is trash, tenant is responsible for other utilities

Unit amenities: Included Central AC, dishwasher, refrigerator, and washer and dryers

Kitchen: Standard

Bathrooms: One full bathroom

Pets: Yes, Fees apply, \$30/monthly per pet.

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

Basement/Attic: None

Backyard: None

Recreation: Exercise room and lounge.

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

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: 1.5 month's 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/monthly

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: 1.5 month security deposit required

Pets: Yes, \$50/month per pet. Maximum two pets.

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

Kitchen: Standard

Bathrooms: One full bathroom

Parking: Only street parking.

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 Jeffrey Jotz 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: hvlambertvilleleads@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 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: \$50 per month for garage and \$10 per month for surface parking.

Pets: \$250 one-time pet fee, \$50 per month fee per dog, \$25 per cat.

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

Development: Heights at Lebanon- Rental

Contact/To Apply: Katherine Fernandez.
 Phone number: 732- 253-8570
 Email: katherineF@thinkkaplan.com
Location: 110 Conover Ter Lebanon, NJ 08833

Kaplan Properties proudly presents the Heights of Lebanon! This scenic community is located in the cozy Borough of Lebanon. These distinctive carriage homes and townhomes range in size from 997 square feet to 1,787 square feet. There are 12 affordable units ranging from 1-3 bedrooms. We require to fill out the preliminary application and review our information packet.

MAXIMUM INCOME LIMITS PER HOUSEHOLD: 2025

*Income limits may be different than the municipality.

HOUSEHOLD SIZE	MAXIMUM ANNUAL INCOME LOW- INCOME UNITS	MAXIMUM ANNUAL INCOME MODERATE- INCOME UNITS
1	\$57,550	\$92,080
2	\$65,225	\$104,360
3	\$76,700	\$122,719
4	\$79,775	\$132,559

Application Fee: \$ 85 charge for 1st applicant, \$40 for secondary applicants.

Pets: Pets are permitted, 2 limit, One time non refundable fee \$300 for the first pet; \$400 for two pets. \$35 per month per pet.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes, co-signor allowed. Co-signor/Co-applicant must live with resident. No guarantors allowed.

Security Deposit: \$1,000.00 via certified check is required as a security deposit.

Utilities: Prices do not include utilities.

Kitchen: Standard

Bathrooms: One full bathroom
Closets/

Flooring: Residents must cover 80% of the wood floors in the apartment with area rugs and padding.

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

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

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.

Enclave at Raritan

308 NJ Route 31, Raritan Township, NJ 08822

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 28 affordable housing apartments. There is 1-2 or 3 bedroom, very low, low or moderate income units. 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: Reserved garage parking. One reserved space per leaseholder. \$100 month covered parking space or \$75 mo. uncovered for 1st lease holding resident. Each additional lease holding resident space \$50 month.

Pets: Pets are allowed. 2 pets maximum. \$65 month plus nonrefundable \$500 pet fee.

Balcony: None

Basement/Attic: None

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

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 Wendy Connard, 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

Security Deposit: 1½ month security deposit.

Utilities: Gas, electric and water are paid by tenant.

Maintenance: There are no maintenance fees. Trash pickup 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 prior to taking possession of the unit

Smoke: Non smokers

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: 908-446-0036
Email: 2cjhrc@gmail.com
website: www.cjhrc.org
or Wendy Connard, 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 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.

Per management, a 1-person household **cannot** obtain a 2 bedroom unit, a 2-person household **cannot** obtain a 3 bedroom unit, and a 3-person household **may be** eligible for 3 bedroom unit.

Bedroom size	Low income units	Moderate Income Units
1 Bedroom	\$567 - \$618/mo.	\$1,112 - \$ 1,422/mo.
2 Bedroom	\$718 - \$754/mo.	\$1,312 - \$ 1,517/mo.
3 Bedroom	\$772/mo.	\$1,358/mo.

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes \$30 per adult.

Security Deposit: 1½ -month security deposit.

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

Maintenance: There are no maintenance fees.

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: Yes

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

The Residences at Courthouse Square

23 Bloomfield Avenue, Flemington, NJ, 08822

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 14 affordable housing apartments. There is 1-2 or 3 bedroom, very low, low or moderate income units. 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. Required for all leaseholders.

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

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

Other: Smoke Free community, elevators.

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

Kitchen: Standard.

Bathrooms: One full bathroom

Closets/

Storage: Standard sized closets.

Flooring: Each apartment has hardwood floors.

Parking: Allotted parking space

Pets: Pets are allowed. Limit 1 pet. \$500 initial pet fee and \$50 per month.

Balcony: None

Basement/Attic: None

Amenities: Courtyard, fitness center and resident lounge.

The Residences at Raritan Town Square

142 Route 31, Flemington, NJ, 08822

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 28 affordable housing apartments. There is 1-2 or 3 bedroom, very low, low or moderate income units. 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. Required for all leaseholders.

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

Utilities: Water, sewer and trash 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. Limit 1 pet. \$500 initial pet fee and \$50 per month.

Balcony: None

Basement/Attic: None

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

Raritan Township

Development: The Mews - Rental

215 Rt 12, Flemington, NJ 08822

Contact/To Apply: Central Jersey Housing Resource Center

Phone: 908-446-0036 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.

Unit Size & Category	# of Units	Square Feet/Floor	Monthly Rental Rate
2 Bedroom Low	1 unit	750 sf/ 1st	\$1,463
2 Bedroom Moderate	2 unit	814 sf/ 2 nd 750 sf/ 2 nd	\$1,532 \$1,585
3 Bedroom Low	2 unit	894 sf/ 1 st 875 sf/ 1 st	\$1,464 \$1,516
3 Bedroom Moderate	2 unit	894 sf/2 nd 894 sf/2 nd	\$1,582 \$1,707

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

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes \$35 per adult.

Security Deposit: First month's rent and one and a half (1 1/2) month's security deposit are required.

Utilities: Landlord pays for water, sewer and trash.

Maintenance: 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: No pets

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. Public transportation nearby.

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: 908-446-0036 **Email:** 2cjhrc@gmail.com

Website: www.cjhrc.org

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	\$152,769	\$184,514	1249
# of Units	1	1	1249

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 Resale
400 Case Boulevard
Flemington, NJ 08822

Contact/To Apply: Central Jersey Housing Resource Center
Phone: 908-446-0036 Email: 2cijhrc@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. The breakdown of all 50 affordable units:

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	\$51,877	\$109,807	\$120,696	\$1,100-\$2,600
2	4	13	13	\$70,935	\$144,518	\$150,023	\$1,500-\$3,150
3	1	4	5	\$85,016	\$147,165	\$173,211	\$1,750-\$3,650

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 \$327 per month, includes water

Sewer fee: \$625/year approx..

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: 908-446-0036 Email: 2cijhrc@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	\$156,694- \$173,316	\$172,576- \$200,420	\$1,950	\$3,400
3	2	2	\$151,400- \$184,221	\$183,162- \$211,219	\$2,040	\$3,400

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 \$590 per month. May 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: Stonegate – 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: 908-446-0036 Email: 2cjhrc@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. Low Property Taxes	Approx. Mod Property Taxes
1	5	5	\$106,403-\$146,319	\$143,989-\$173,316	\$1,900	\$3,000

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 \$320 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: 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

Rent: Rent will be determined upon availability.

Credit/Landlord check: Yes. No previous eviction on record.

Security Deposit: 1.5 month's rent is required as a security deposit

Utilities: Trash, tenants are responsible for 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 at first come, first serve basis- Optional reserved spots are available for \$50 per month, and garage parking for additional \$225 per month.

Pets: Pets allowed. Please contact management for further details

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

Recreation: Amazon Package Lockers; Club House; Exercise Room; Game Room; Grilling Area; Lounge; Pool

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. All apartments are located above retail space with elevator access. This complex consists 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 utilities tenants are responsible for. Gas heat and electric water heater, cable ready

Maintenance: No maintenance fees.

Appliances: All units are equipped Central Air Conditioner, washer/dryer hook up 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 1 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: Hunter's Crossing- Resale
Three Bridges, NJ 08887

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 1985, offers 7 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	0	4	0	1	0	2

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 \$330 per month-- lawn care is included

Appliances: Central Air Conditioner, Refrigerator/freezer on top (depends on unit), Dishwasher and cable ready

Kitchen: Standard

Bathrooms: One full bathroom for one bedrooms, two full baths for two and three bedrooms

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

Flooring: Carpet or hardwood

Parking: Off street parking provided each unit is provided an assigned spot- extra spots available

Pets: Only two cats are permitted

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

Basement/Attic: none

Backyard: None

Recreation: Pool , playground, walking paths and tennis courts

Proximity to shopping, services, public transportation: Bus stop within 5 miles, light rail and all others within 10 miles

Accommodations for people with disabilities: NA

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 bedrooms one Very Low, two low and two moderate incomes. 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 (There is a extra monthly charge for washer and dryer to be included in the unit)

Kitchen: Standard.

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

Flooring: Hardwood

Parking: Ample off-street parking. (one spot per unit, fee for extra spots)

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 \$275 per month (\$242.00 monthly fee and \$100 quarterly fee)-- lawn care is include

Appliances: Central Air Conditioner, Refrigerator/freezer on top (depends on unit), 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 each unit is provided an assigned spot- ample extra spots available

Pets: Pets are permitted

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

Basement/Attic: none

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. They do not apply regional preference

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 \$256 per month-- lawn care is included

Appliances: Central Air Conditioner, Refrigerator/freezer on top (depending on the unit), front loading washer/dryer and cable ready

Kitchen: Standard

Bathrooms: One full bathroom

Closets/Storage: Linen closet, each bedroom has a closet

Flooring: Carpet or hardwood

Parking: Off street parking provide. Each unit has two assigned parking spots

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: Mirola Senior Residence – Rental (senior 55+)
200 Van Horne Drive
Whitehouse Station, NJ 08889

Contact: Contact: Beth Van Blarcom, Administrative assistant
or Robin Schloesser, Regional Property Manager
Phone #: 908-534-9300
Email: bvanblarcom@lsmnj.org
rschloesser@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. All applications are processed on a first come first served basis.

HOUSEHOLD MAXIMUM INCOME LIMIT @ 60% AMI	
1 PERSON	\$64,440
2 PEOPLE	\$73,680

Rent: Rent will be determined upon availability. (one-year lease) (2025 rent is \$1,400 for a one-bedroom and \$1,650 for a two-bedroom; subject to change)

Credit/Landlord check: Yes

Security/Deposit: One-month security deposit (plus HUD utility allowance (\$139 for a one-bedroom, and \$183 for a two-bedroom as of April 2025, subject to change) is required.

Utilities: Tenants pay gas and electric, plus whatever phone/internet/TV package they have. Landlord pays water, sewer and trash removal, and there is ample free parking

Maintenance: None-- lawn care is included

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

Kitchen: Standard

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

**Closets/
Storage:** Bedroom and hall closets in apartments. No additional storage available

Flooring: Vinyl Plank

Parking: Off street parking provided

Elevator: Yes

Smoking: No Smoking

Pets: Pets are permitted under 25 pounds, limited number

Patio/Deck: Common patio available

Basement/Attic: None

Backyard: Yes

Recreation: Some by building manager, other activities are resident created

Proximity to shopping, services, public transportation: light rail within one mile, all others within one to five miles. Link bus must be scheduled (property is not on a Link route)

Accommodations for people with disabilities: Have some accessible units (chair-height peep holes). All units are accessible with walking aids or wheelchairs. Grab bars and tub cutouts are provided by the landlord. Grab bars installed throughout all hallways.

Readington Township

Development: The Ridge at Readington – Rental
 460 Route 22 West
 Whitehouse Station, NJ 08889

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

Credit/Landlord check: Yes

Security/Deposit: 1.5 months Security

Utilities: Trash included in rent- tenant pays all other utilities (gas, water, sewer, electric)

Maintenance: None- lawn care is included

Appliances: Refrigerator/freezer on top, laundry facility in each unit and cable ready

Kitchen: Standard

Bathrooms: One full bathroom (Can accommodate grab-bars) 1st floor units are handicap accessible

**Closets/
Storage:** Storage units available for an extra fee.

Flooring: Hardwood

Parking: Off street parking provided

Elevator: Yes

Smoking: No Smoking

Pets: Pets are permitted. Breed restrictions max 2 pets, cats and dogs \$40 per pet + \$500 sanitation fee

Patio/Deck: Common patio available

Basement/Attic: None

Backyard: Common ground

Recreation: Outdoor pool, fitness center, tot park, bark park, clubhouse, theater room

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

Accommodations for people with disabilities: Have some accessible units. 1st floor units are all handicap adaptable

Readington Township

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

Contact/To Apply: Property Manager
Phone #: 908-528-8587 fax: 908-528-8591
Email: whitehousestationmanager@livewillows.com
website: www.livewillows.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.livewillows.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: 1 ½ months 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 email to **clerk@stocktonboronj.us**. 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: The Meadows at Oldwick - Rental
800 Fisher Drive
Whitehouse Station, NJ 08889

Contact/To Apply: Paul Campanella
Phone #: 609-259-5292 **Fax #:** 609-7523895
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 \$45 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. Electric heat, and water heater. Each unit has a solar and heating and air conditioner.

Maintenance: Contractors/Handyman, services ongoing.

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:** Yes, in each unit.

Flooring: Cork planking and luxury vinyl planking.

Parking: Off street parking provided, no assigned parking spaces.

Elevator: No – Flat or no step entry

Smoking: No Smoking

Pets: Pets are considered upon individual review

Patio/Deck: Yes, Front Porch, back patio space.

Basement/Attic: None

Backyard: Unfenced

Recreation: Various, periodic activities and community center.

Proximity to shopping, services, public transportation: Light rail within five miles, all others within one to five miles. Hunterdon Link available.

Accommodations for people with disabilities: Yes

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: unknown.misty

Pets: Pets restrictions apply.

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 / 169 Lamington 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 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. Landlord uses their own system to determine credit eligibility.

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

Utilities: Water, sewer and trash included. Tenant is responsible for other utilities.

Maintenance: No amenity or maintenance fee.

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

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: Water and sewer included.

Maintenance: No amenity or maintenance fee.

Kitchen: Unknown

Bathrooms: One full bathroom.

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: 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.

Parking: No charge for parking

Pet: No allowed.

Tewksbury Township

Development: 53 Old Turnpike Road- Rental
53A Old Turnpike Road
Oldwick, NJ 08858

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 (2) 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, co-signor allowed

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

Utilities: Unknow

Bathrooms: One full bathroom.

Parking: N/A

Pet: N/A

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.

RESOURCE

Market Rate Apartment Complexes

(All landlords should accept vouchers if you have one
& meet all other criteria)
The Below is NOT A COMPLETE LIST

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
Clinton Village/Andover Apts 101 West Main Street Clinton, NJ 08809	201-368-5900	50 apartments one and two bedrooms not subsidized
Flemington Arms 120 North Main Street Flemington, NJ 08822	973-394-9401	112 apartments, 70 two bedrooms and 42 one bedroom
Frenchtown Commons 59 Trenton Avenue Frenchtown, NJ 08825	973-808-7170	65 apartments one and two bedrooms,
Heights of Lebanon Ray Road Avenue Lebanon, NJ 08883	732-227-4852	10 apartments - (when you call it is Kaplan Properties)
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.
Parkside Apartments 1 Parkside Ct Glen Gardner, NJ, 08826	908-838-7732	48 apartments
Pinecrest Apartments Preston Road Milford, NJ 08848	908-995-4187	70 apartments one and two bedrooms
Prospect Hills Apartments 3 Prospect Hills Flemington, NJ 08822	908-782-8281	164 apartments, 109 one bedrooms and 55 two bedrooms.
Regional Court Apartments 500 Regional Court Flemington, NJ 08822	908-806-5383	50 two bedroom and 1 one bedroom apartments

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. THIS OPTION IS CURRENTLY NOT AVAILABLE IN NEW JERSEY.

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 Residential Healthcare 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)

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.....**908-788-4893**
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 Program for Women.....908-534-5818

532 County Road 523 Whitehouse Station, NJ 08889-4011

www.turningpointnj.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.....908-806-4220

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

120 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 – Binacle House908-782-0848

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 Affairs609-376-0802

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.....908-454-7000ext.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 Helpline1-800-272-4630 / 908-782-4357

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.....973-648-2107

www.nj.gov/oag/njvictims/

Hunterdon County Prosecutor's Office.....908-788-1129

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.....855-215-4541

Integrated 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.....**908-788-4044**

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 Opportunities”** 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):

<https://www.piazzanj.com/affordable-housing/> 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.

211or 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”**.

Housing & Mortgage Finance Agency (HMFA)

<https://www.nj.gov/dca/hmfa/> 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:

NORWESCAP908-782-0612

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 October-June. 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 185% 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: <https://www.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. It's a program designed to help eligible New Jersey residents with overdue utility balances.

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

Website: <https://www.nj.gov/humanservices/doas/services/l-p/lifeline-utility/>
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: <https://njdoas-ua.force.com/njsave/quickstart>

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.....1-888-378-8326
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).

Telephone Assistance.....1-888-337-3339
 Telephone assistance is available to you if you are a qualified residential telephone customer. When you are seeking telephone assistance, please keep in mind that each telephone company and/or each program has different eligibility requirements, different benefits available and different restrictions. Some programs have restrictions on the optional services available to participants.

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

JCP&L.....1-888-544-4877
 website: www.firstenergycorp.com/jersey_central_power_light.html

Legal Assistance/Rights & Responsibilities

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

82 Park Avenue Flemington, NJ 08822

<https://www.lsnwj.org/hunterdon-county>

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

<https://proxy.lsnj.org/rcenter/GetPublicDocument/Sites/LAW/Documents/Publications/Manuals/TenantsRights.pdf>

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"

This directory was printed due to the generosity of the following financial SUPPORTERS:

Bank of America Charitable Foundation/Bank of America
Capital One
Citizens Bank
Columbia Bank Foundation
Franklin Township CDBG
Fulton Bank, N.A.
HUD
Johnson & Johnson SC Companies
M&T Charitable Foundation
Magyar Bank Charitable Foundation
Millenium Home Mortgage, LLC
NJM Insurance Group
Peapack Private Bank & Trust
PNC Foundation
PSEG Foundation
Premier Development
Provident Bank
Santander Bank, N.A.
SC Dept. of Human Services
Somerset Regal Bank
State Farm
Synchrony Bank
TD Charitable Foundation
The Bank of Princeton
The Tyler Foundation
Wells Fargo Foundation