CENTRAL JERSEY HOUSING RESOURCE CENTER (CJHRC)
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# New Jersey Housing Program Fact Sheet

## State Rental Assistance Program (SRAP)

**SRAP is a state funded housing subsidy program for extremely low-income persons in need of decent, safe and sanitary housing.**

**Every pre-application submitted during the open enrollment period has an equal chance of being selected during the lottery.**

**To be eligible for the SRAP program, applicants must be a NJ resident (must have resided in NJ for at least 6 months prior to applying for SRAP).**

**An SRAP rental subsidy has a time limit of up to 5 years; less, if a Housing Choice Voucher becomes available**

**There is NO time limit for elderly/ disabled applicants receiving an SRAP rental subsidy.**

**When the Program waiting list is open, Households MUST apply on a computer and MUST have a working email for communication. NO paper applications are accepted. SRAP pre-application is available in 90 languages found at https://www.waitlistcheck.com/NJ559**

**FYI Last Open Enrollment Period was 1/13/25 – 1/31/25. Before that it was July 2022.**

**Households must constantly monitor the website in order to apply when the list opens.** nj.gov/dca/dhcr/offices/srap.shtml

There is lots of good information about this program if you use a search engine and put in NJ+SRAP Program.

## Mt. Laurel/State of NJ Low & Moderate Income Housing

**The NJ Supreme court established a constitutional obligation (Fair Housing Act) requiring all 566 municipalities in NJ to create realistic housing opportunities (very low, low and moderate income housing). Some towns are currently exempt and do not have obligations/units.**

**NEW JERSEY'S NEW AFFORDABLE HOUSING LAW P.L. 2024, C. 2 (ASSEMBLY BILL 4/SENATE BILL 50) in early 2024 the Governor and Legislature made significant amendments to the Fair Housing Act and related housing laws to strengthen and streamline enforcement of the Mount Laurel Doctrine.**

**Basic Requirements of the program:**
*** Be a US Citizen or permanent resident alien**
*** Be at least 18 years' old**
*** Have sufficient income to afford the rent or finance/afford the purchase price of unit if buying**
***Affordable unit MUST be used as the applicant's primary residence**

**Current Regional income limits (came out in May 2025). Click this link for the chart https://www.cjhrc.org/images/New_Jersey_State_Income_Limits.pdf**

**New Jersey Housing Resource Center is a housing locator with a wealth of information about specific housing opportunities, including bedroom size and number, rent, accessible features, age restrictions, and budgeting assistance. They also have connections to housing programs in your area. Visit them online at www.njhrc.gov or call them at: 1-877-428-8844**

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