



Federal Housing Program Fact Sheet

Housing Choice Voucher Tenant Based (Section 8)

Housing Choice Voucher Project Based



Housing choice vouchers (aka Section 8) are federally funded from HUD & administered by public housing agencies (PHAs).

In Somerset & Hunterdon County, PHAs:

- ❖ Franklin Housing Authority: 732-545-9430
- ❖ Somerville Housing Authority: 908-725-2300, press 6
- ❖ Manville Housing Authority: 908-725-9478, press 6
- ❖ Hunterdon County Division of Housing: 908-788-1336

Tenant Based vouchers stay with the tenant and can be "ported" to other rental units meeting standards of health & safety (as determined by the PHA).

Households are responsible for finding a housing unit within 60 days where the owner agrees to rent under the program.

Rental units must meet minimum standards of health & safety standards (as determined by the PHA).

A housing subsidy is paid directly to the landlord by the PHA.

Households pay 30% of the rent or 30% of their gross monthly income (whichever is lower) & the difference is subsidized by the program.

When the list is open, Households MUST apply on a computer and MUST have a working email for communication. NO paper applications are accepted. Last open enrollment was 1/17/23-2/3/23.

Households must constantly monitor the DCA website in order to apply when the list opens. A Public Notice will be provided on the DCA Website and in newspapers. (www.nj.gov/dca/vouchers.html)

Project-based vouchers (PBVs) are federally funded from HUD. All Somerset County project based buildings listed below are age restricted (for Seniors only).

- ❖ Centerbridge I (Bridgewater) 908-725-7899
- ❖ Cooperative Housing Cooperation 908-526-8130
- ❖ Hidden Brook at Franklin (Somerset) 732-560-1751
- ❖ Parkside Senior Housing (Somerset) 732-545-9430
- ❖ Ridge Oak Senior Housing (Basking Ridge) 908-221-0266
- ❖ Somerville Senior Citizen's Housing (Somerville) 908-722-4254
- ❖ The Lena & David T. Wilentz Senior Residence (Franklin) 732-873-3888

The rental subsidy stays with the building; when you move out of the Project Based building, you NO longer have the rental subsidy.

PBVs allow tenants in those buildings to pay 30% of their gross monthly income for rent; the Housing Choice Voucher Program pays the difference.

Tenants need to contact each Project Based building to apply or to find out how to be notified when the list opens.

If you are not a senior or for other areas in NJ, contact other Public Housing Authorities to assist you:
https://www.hud.gov/program_offices/public_indian_housing/pha/contacts