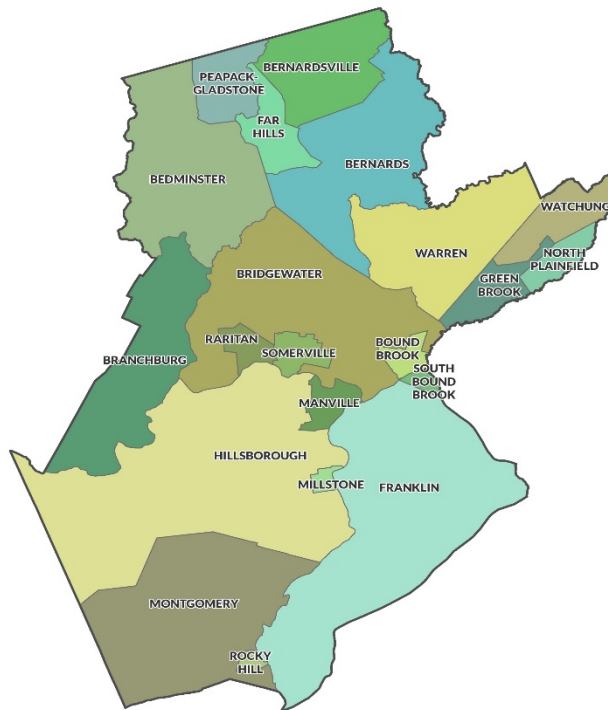


Central Jersey Housing Resource Center

RENTAL GUIDE

Directory of Affordable Housing Somerset County, NJ



Prepared By:

**Central Jersey Housing Resource Center
(CJHRC) 501(c)(3) non-profit**

92 East Main Street, Suite 407
Somerville, NJ 08876

(908) 446-0036

www.cjhrc.org



New Jersey's Low & Moderate Income Housing "AFFORDABLE HOUSING"

New Jersey's Affordable Program is designed to ensure that all municipalities provide some housing that is affordable to low and moderate-income families. Affordable Housing is in short supply in Somerset County and each town in this directory operates an independent Affordable housing program.

There are various developments listed in this directory. To find out which developments have vacancies, consult the contact person for the development you are interested in. You can also contact the Central Jersey Housing Resource Center (CJHRC) or visit the website www.cjhrc.org for a monthly "availability" list.

Qualifying for an Affordable Housing Rental Unit

In order to participate in this program, applicants must meet certain income requirements. The current income guidelines are on the following page. These guidelines usually change on an annual basis.

Applicants must also contact the appropriate agency or representative for applications and to inquire about move in dates/availability.

Applicants must have enough income to afford the rental unit (usually 35% or less of their gross annual income). Applicants must provide the three most recent federal and state tax returns, and four most recent pay stubs to determine eligibility. Proof of any other income must also be submitted (i.e., proof of pension, social security, interest, child support).

In addition, applicants must have the first month's rent, along with 1 or 1 ½ month's rent as a security deposit. Applicants must pass a credit check. In some cases, a co-signer is accepted.

*This guide may not encompass all available units in Somerset County. The information provided in this guide has been gathered and was revised and updated in **June 2020**. This information is for the purpose of education about Affordable (Purchase in the State of NJ Fair Share Affordable Housing Program in NJ) Housing Options in Somerset County. 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.*

Central Jersey Housing Resource Center
2020 INCOME LIMITS REGION 3
SOMERSET, HUNTERDON & MIDDLESEX COUNTIES

Adopted April 24, 2020
 By the NJ Council on Affordable Housing (COAH)

Family Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Median 100%	\$83,650	\$95,600	\$107,550	\$119,500	\$129,060	\$138,620
Moderate 80% *	\$66,920	\$76,480	\$86,040	\$95,600	\$103,248	\$110,896
Low 50%	\$41,825	\$47,800	\$53,775	\$59,750	\$64,530	\$69,310
Very Low 30%	\$25,095	\$28,680	\$32,265	\$35,850	\$38,718	\$41,586

(*) 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. For most NJ Fair Share Housing projects, an income of at least 35% of median is required to meet housing costs.

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

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

Credit Checks

Most, if not all, apartment complexes check applicant's credit. You should find out each complex's credit policy and any fees which may be involved.

You may want to check your credit bureau reports before you start looking or applying for rental units. 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.

You can reach the bureaus at the following phone numbers:

Equifax:	(800) 685-1111
Experian:	(888) 397-3742
Trans Union:	(800) 888-4213

NJ Free Credit Reports

As a result of a recent amendment to the federal Fair Credit Practices Act, consumers nationwide are now able to obtain free copies of their credit histories from the three national credit bureaus (Equifax, Experian and TransUnion), once every 12 months, by making a single request. The ONLY authorized online source for you to get a free credit report under the federal law is www.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

Somerset County's Guide to Affordable Housing Programs

RENTAL DEVELOPMENTS

Table of Contents

Municipality	Development	Page(s)
Bernards	Crown Court	5
Branchburg	Whiton Hills	6
	Edgewood Terrace	7
Bridgewater	Fairway 28	8
	Village at Bridgewater	9
	Bridgewater Square	10
Franklin	Avalon at Somerset	11
	Berry Street Commons	12
	Cedar Manor	13
	Franklin Boulevard Commons	14
	Parkside Family	15
	Voorhees Station	16
	Countryside	17
	Somerset Park	18
	Whitehall Gardens	19
Green Brook	998 Washington Ave	20
	The Woods at King George	21
Hillsborough	Brookhaven Lofts	22
	Claremont Hills	23
	Sunnymeade Run	24
Montgomery	Blawenburg/Railsedge	25
	Hillside at Montgomery	26
	Pike Run Village	27
Peapack/Gladstone	Peapack Gladstone Family Development	28
Raritan	The Lena	29
	Stone Bridge at Raritan	30
Warren	Whispering Hills	31
Watchung	The Point at Watchung (Avalon)	32
Frequently Asked Questions		33-34

Crown Court

Crown Court Drive – Bernards, NJ 07920

Contact: Central Jersey Housing Resource Center (CJHRC)
Phone: (908) 446-0040
Developer: Crown Court Associates

Nineteen (19) low and moderate-income apartments were built in Phase 1 and Four (4) units were built in Phase 2 (2020). All are located in the Township of Bernards in the Crown Court Development. The units are being rented under the NJ Low and Moderate Income Affordable Housing Program. The breakdown of bedroom size and categories for the affordable units are as follows:

Type of Unit	Number of Units Phase 1	Rent (Approx.) Phase 1	Number of Units Phase 2	Rent Phase 2
1 BR Low	6	\$624-\$992		
1 BR Mod	2	\$949 - \$1,030		
2 BR Very Low			1	\$674
2 BR Low	4	\$590 - \$961		
2 BR Mod	7	\$674 - \$1,173	2	\$1,480
3 BR Low			1	\$1,388.00

To Apply: Contact CJHRC to request an application. Once a unit is available, applicants must pass a credit check.

Rent: Rent will be determined upon availability. Call CJHRC for current rental rates.

Security Deposit: Equal to one month's rent is required at Crown Court.

Fees: Key Deposit \$85.00; Fire Inspection \$25.00; Sewer Surcharge \$28.00/month

Utilities: Residents must pay their own sewer charges, gas (heating and cooking) and electricity. Utility charges would be approximately \$100 per month.

Maintenance: The monthly rent includes water, snow removal, outdoor landscaping, and garbage removal (via a dumpster) and use of a tennis court.

Appliances: Each unit is equipped with a gas stove/oven, refrigerator and dishwasher. Phase 1 units have a laundry room located in each building with two washers and two dryers for tenants. Phase 2 units have washer and dryer on units. All units are cable-ready. All units also have individual thermostats.

Kitchen: All of the units have eat-in kitchens.

Bathrooms: All the units have one full bathroom except the 2br mod units in Phase 2, which have 2 bathrooms per unit.

Closets/Storage: All bedrooms have standard sized closets and each unit has a linen closet and a coat closet.

Flooring: Phase 1 units have hardwood floors throughout. Phase 2 units have vinyl flooring LVT and carpeting in bedrooms.

Parking: Parking is provided in a parking lot outside of the buildings on a first come, first serve basis. The lot is equipped with security lighting.

Pets: Pets are not permitted.

Patio/Deck: The units do not have outdoor decks.

Basement/Attic: All of the units have access to the basement, although none have attics.

Backyard: None of the units have backyards, although a common green is provided for use by all residents.

Recreation: A tennis court is provided.

Proximity to shopping/services/public transportation:

Shopping, services, and public transportation are within six miles and can be accessed by car.

Accommodations for people with disabilities:

Although depressed curbs and handicapped parking are provided, there are no other accommodations for people with disabilities. The units are not handicapped accessible because the entrance of each unit requires climbing 4 to 5 stairs. If a person with disabilities wanted to move into this development, it would not be possible to accommodate their needs because the building of a ramp would require major alterations to the building.

Whiton Hills Apartments

804 Bermuda Drive Neshanic Station, NJ 08853

Contact: Kayla Alexander - Branchburg Township Affordable Housing Services
1077 U.S. Hwy 202 North, Branchburg, NJ 08876
Phone: (908) 526-1300 x102 Email: affordablehousing@branchburg.nj.us
Developer: S/K Old York Road Association, L.P.

This rental development, completed in 1996, consists of both market rate and Affordable Housing units. There are ten buildings in the development, one of which (Building 10) has been dedicated to low income and age restricted (age 62 and over). The Mount Laurel units are designed as low-rise apartments. The moderate income units are located on the first floor of the other nine buildings and dispersed throughout market rate apartments.

Age Restricted-Low Income Units

Number of Bedrooms	Square Feet	Number of Units
1	717	18
2	982	8
3	1100	4

Moderate Income Units

Number of Bedrooms	Square Feet	Number of Units
1	717	18
2	900	18
3	999	8

To Apply: Download and print application from the township website www.branchburg.nj.us and mailed or drop off to the address above.

Rent: Rent will be determined upon availability. Contact Affordable Housing Services, Branchburg Township for current rental rates.

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

Utilities: Water and sewer charges are included in the monthly rent, although residents must pay for their own gas (for cooking, heating, and dryer use) and electric use.

Maintenance: There are no additional maintenance costs. Snow removal, landscaping, and garbage removal (via a dumpster) are provided.

Appliances: Each moderate unit is equipped with a stackable washer and gas dryer, refrigerator, dishwasher, gas oven and gas range. Apartments have central air conditioning with individual thermostats, are cable-ready and have telephone jacks in the master bedroom and the kitchen. The low-income age-restricted building has laundry facilities in the basement.

Kitchen: The units do not have eat-in kitchens.

Bathrooms: All units have one full bathroom

Closets/Storage: Each bedroom has a standard-sized closet with bi-fold doors. Two bedroom apartments have two additional standard-sized closets with bi-fold doors, as well as a large storage closet (approx. 4' x 6'). Three bedroom apartments have two additional standard-sized closets with bi-fold doors, a linen closet, and a large storage closet (approx. 4' x 7').

Flooring: There is wood flooring throughout the apartments. Carpeting is required on upper level units.

Parking: Parking is provided on a first come, first serve basis in a parking lot located outside of the apartments. The lot is equipped with security lighting.

Pets: Pets are not permitted.

Patio/Deck: Some moderate units have a small entry porch.

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

Backyard: None of the units have a backyard, although a common green is provided for use by all residents.

Recreation: A tennis court and a tot lot are provided.

Proximity to shopping/services/public transportation:

Accessible by car (1-5 miles away).

Accommodations for people with disabilities:

There is a ramp and an elevator in the age-restricted building only. People with disabilities can be accommodated in first floor moderate units. Apartments on the first floor have entrances with depressed curbs and handicapped parking is available. For other accommodations for people with disabilities, tenants must contact the landlord.

Edgewood Terrace Mobile Home Community

Kenbury Road Branchburg, NJ 08876

Contact: Kayla Alexander - Branchburg Township Affordable Housing Services
1077 U.S. Hwy 202 North, Branchburg, NJ 08876
Phone: (908) 526-1300 x102 Email: affordablehousing@branchburg.nj.us

Developer: Edgewood Terrace

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

To Apply: Download and print application from the township website www.branchburg.nj.us and mailed or drop off to the address above.

Rent: Rent will be determined upon availability. Contact Affordable Housing Services, Branchburg Township for current rental rates.

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

Rent: Rent will be determined upon availability.

Utilities: Are not included. Tenants must pay for their own gas for cooking, heating and use of dryer and also pay for their own electric and cable.

Maintenance: Tenants are responsible for the maintenance of the outside area surrounding the unit, i.e. lawn care, snow removal, etc. Garbage removal is provided.

Appliances: Each unit has central air conditioning, forced hot air heat, a full size washer and dryer, dishwasher, refrigerator, and a gas stove.

Kitchen: Each unit has an eat-in kitchen.

Bathrooms: All units have one full bathroom.

**Closets/
Storage:** Includes an outdoor shed.

Parking: Off-street parking.

Pets: Pets are not permitted.

Basement/Attic: The mobile homes do not have basements or attics.

Backyard: Each unit has its own yard.

Proximity to shopping/services/public transportation:
Accessible by car (1-5 miles)

Fairway 28

580 Route 28 Bridgewater, NJ 08807

Contact: Community, Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 ext. 5 Email: homes@cgph.net
Developer: Country Classics

This new development consists of one building with a total of 51 Luxury Apartments in which the market rate units and the affordable units are mixed together. Both units are the same design and size as the market units. There are a total of 11 affordable units available, which include 2 one bedroom, 7 two bedrooms and 2 three bedrooms.

Type of Unit	Number of Units	Square Feet	Rent (Approx.)
1 BR Very Low	2	758-958	\$488
2 BR Very Low	4	1052-1061	\$579
2 BR Mod	3	1052-1260	\$1,170
3 BR Mod	2	1344	\$1,347

To apply: Visit www.affordablehomesnewjersey.com to fill a pre-application online, then you will receive an email requesting you to complete a profile.

Rent: Rent will be determined upon availability. Call CGP&H for current rental rates.

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

Utilities: No utilities are included in the monthly rent. Water bill (based on use), gas (for cooking, heating and dryer use), and electricity.

Maintenance: There are no additional maintenance fees. Landscaping, snow removal, and garbage removal (via a dumpster) are provided.

Appliances: Each unit is equipped with a gas stove/oven, dishwasher, refrigerator, washer and dryer.

Kitchen: Each apartment has an eat-in kitchen.

Bathrooms: Both one and two bedroom apartments have one full bathroom.

Storage: Storage units available for rent

Flooring: Carpet in Bedrooms, tile in Bathrooms, LVT wood flooring in Foyer, Hall, Kitchen and Living/Dining Area.

Parking: Parking is provided around the outside of the building. 1 Car garage available for rent.

Pets: Community is Pet Friendly! Up to two pets allowed-breed and weight restrictions apply.

Patio/Backyard: Common area with benches, grill and tables

Recreation: Community Room with Kitchen, Cable TV, and Pool Table

Proximity to shopping/services/public transportation:

Close to shopping, services and public transportation.

Village of Bridgewater

Woodlawn Avenue

Contact: Community, Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 ext. 5 Email: homes@cgph.net
Developer: Ardmaer Construction Co.

This development consists of several two story apartment buildings, each of which contain eight apartments. Affordable Housing units and market rate units have been mixed together and are the same design and size.

Type of Unit	1 BR Very Low	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod
# of Units	6	6	6	6	6

To apply: Visit www.affordablehomesnewjersey.com to fill a pre-application online, then you will receive an email requesting you to complete a profile.

- Rent:** Rent will be determined upon availability. Call CGP&H for current rental rates.
- Security Deposit:** One and a half month's rent is required as a security deposit.
- Utilities:** No utilities are included in the monthly rent. Water bill (based on use), gas (for cooking, heating and dryer use), and electricity.
- Maintenance:** There are no additional maintenance fees. Landscaping, snow removal, and garbage removal (via a dumpster) are provided.
- Appliances:** Each unit is equipped with a gas stove, gas oven, dishwasher, and refrigerator. Washer and gas dryer hookups are provided. Each apartment is cable-ready and has central air conditioning with individual thermostats.
- Kitchen:** Each apartment has an eat-in kitchen.
- Bathrooms:** Both one and two bedroom apartments have one full bathroom.
- Closets/Storage:** One-bedroom apartments have a walk-in closet in the bedroom. Two bedroom apartments have a walk-in closet and a standard-sized closet in the bedroom, and the second bedroom has a standard-sized closet. In addition, each size apartment has a small utility room, which could be used for some additional storage.
- Flooring:** The units are fully carpeted, with the exception of the kitchen and the bathroom.
- Parking:** Parking is provided on the street outside of the building. For an additional \$75 per month, residents can rent a private garage, which is attached to the apartment building.
- Pets:** Pets are not permitted.
- Patio/Deck:** Residents on the first floor have an outdoor concrete patio. Residents on the second floor have an outdoor wooden deck.
- Basement/Attic:** The apartments do not have basements or attics.
- Backyard:** The units do not have backyards, but a common green is provided for the use of all residents.
- Recreation:** No recreational facilities are provided.

Proximity to shopping/services/public transportation:
Shopping, services, public transportation and the Bridgewater Commons Mall are within a few miles and are easily accessed.

Accommodations for people with disabilities:
Apartments on the first floor can accommodate people with disabilities because the entry is on grade with the sidewalk. Also, all units are on one level.

Bridgewater Square

Bridgewater, NJ 08807

Contact: Community, Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 ext. 5 Email: homes@cgph.net

Type of Unit	1 BR Very Low	1 BR Low	2 BR Very Low	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	1	1	1	6	7	1	3

To apply: Visit www.affordablehomesnewjersey.com to fill a pre-application online, then you will receive an email requesting you to complete a profile.

Rent: Rent will be determined upon availability. Call CGP&H for current rental rates.

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

Utilities: All electric-no utilities included in the monthly rent.

Maintenance: There are no additional maintenance fees.

Appliances: Stove, dishwasher, refrigerator and washer/dryer hook-ups are provided. Each apartment is cable ready and has an air conditioner in the living room and the bedroom with individual thermostats.

Kitchen: Each apartment has an eat-in kitchen.

Bathrooms: Each apartment has one full bathroom.

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

Flooring: Each apartment is fully carpeted with the exception of the kitchen and bathroom.

Parking: Parking is provided outside of the building.

Pets: A limit of 2 pets is allowed. There is an initial non-refundable fee of \$400.00 for pets and a monthly fee of \$50.00 per pet.

Patio/Deck: Residents on the first floor have an outdoor concrete patio. Residents on the second floor have an outdoor wooden deck.

Basement/Attic: The apartments do not have basements or attics.

Backyard: The units do not have backyards, but a common green is provided for the use of all residents.

Recreation: ½ Basketball Court, Tot Lot Park, BBQ areas with picnic tables and grills, Fitness Room- no fees at the present time

Proximity to shopping/services/public transportation:

Shopping, services, public transportation, and the Bridgewater Commons Mall are within a few miles and are easily accessed.

Avalon at Somerset

500 Bristol Boulevard, Somerset, NJ 08873

Contact: Community, Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 ext. 5 Email: homes@cgph.net
Developer: Avalon Bay

This complex has 58 Affordable Rentals units. There are studios, 1, 2 and 3 bedroom apartments. All units are Very Low and Moderate income units. There are no Low income units.

To apply: Visit www.affordablehomesnewjersey.com to fill a pre-application online, then you will receive an email requesting you to complete a profile.

Rent: Rent will be determined upon availability. Call CGP&H for current rental rates.

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

Utilities: Residents pay all utilities; water, sewer, gas and electric.

Maintenance: There are no additional maintenance costs. Snow removal, garbage removal (via dumpster), outdoor maintenance and landscaping are provided. Avalon Somerset is a smoke-free environment.

Appliances: All units are equipped with a washer and dryer, gas stove with a hood and gas oven, and a dishwasher. Units are cable-ready. All units also have central air conditioning. Telephone jacks are located in the kitchen and master bedroom.

Kitchen: All units have an eat-in kitchen.

Bathrooms: Each unit has one full bathroom.

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

Flooring: Units have wood flooring and carpet in living room and in bedrooms.

Parking: Parking is provided on a first come, first serve basis in a parking lot located outside the units.

Pets: Pets are not allowed in CGE apartments.

Patio/Deck: There is a small outdoor balcony.

Basement: Units do not have a basement.

Backyard: A common green is provided for the use of all residents.

Recreation: There is a small playground for children. There is an indoor exercise facility and a pool.

Proximity to shopping/services/public transportation:

Avalon Somerset is located in a desirable location with easy access to major roadways such as Route 27 and I-287, as well as bus lines and the New Brunswick Train Station. The Dash bus (Davidson Avenue Shuttle) serving Bound Brook to New Brunswick via Davidson Avenue stops in front of the apartment complex at scheduled times. Stop & Shop, Kmart and other stores are a five minute ride from the complex by the DASH bus.

Accommodation for people with disabilities:

Although depressed curbs and handicapped parking are provided, there are not other accommodations for people with disabilities.

Berry Street Commons

Franklin Township

Contact: RPM Development Group
 Attn: Leasing Office, 863 Somerset St, Somerset, NJ 08873
 Phone: (973) 744-5410 ext. 154 Fax: (732) 543-7499

Developer: RPM Development Group

This complex has a total of 92 affordable units.

Type of Unit	1 BR Very Low	1 BR Low	1 BR Mod	2 BR Very Low	2 BR Low	2 BR Mod	2 BR High Mod	3 BR Very Low	3 BR Low	3 BR Mod
# of Units	1	3	2	6	30	20	3	3	14	12
Square Feet	612	615-709	709	1000+/-	1000+/-	1000+/-	1250	1150	1150	1150-1300

To Apply: Download pre-application from www.berrystreetcommons.com and mailed to the address above or fax it to 732-543-7499

Rent: Rent will be determined upon availability. Call RPM Development Group for current rental rates.

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

Utilities: Hot/cold water and sewer charges are included in the monthly rent. Tenants must pay for their own electricity and heat.

Maintenance: 24/7 On-site maintenance.

Appliances: Each unit comes with stainless steel appliances in the kitchen.

Kitchen: Kitchens are new with stainless steel appliances and cherry cabinets.

Bathrooms: 1 and 2 bedrooms each have one bathroom, 3 bedrooms have 1 ½ bathrooms.

Closets/Storage: Each apartment has a standard-sized closet in the bedroom, as well as a coat closet, linen closet and storage closet

Flooring: Hardwood flooring in living area.

Parking: Underground and above ground parking available to residents.

Pets: Pets are not permitted.

Patio/Deck: None

Basement/Attic: None

Backyard: None

Proximity to shopping/services/public transportation:

Shopping, services and public transportation can be accessed on foot or by car and are approximately one mile away.

Accommodations for people with disabilities:

Apartments are wheelchair accessible.

Cedar Manor

Corner of Pierce St. & Cedar Grove Lane
Franklin Township

Contact: Piazza & Associates
Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540
Phone: (609) 786-1100 Ext. 5

Developer: Premier Development

This complex has a total of 28 units.

Type of Unit	1 BR Low	1 BR Mod.	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# Units	2	2	9	9	3	8
Sq. Ft.	850	850	1,025	1,025	1,125	1,125

To Apply: Visit www.piazza-and-associates.com for instructions on completing and mailing the pre-application.

Rent: Rent will be determined upon availability. Call Piazza and Associates for current rental rates.

Utilities: Water, sewer and garbage included.

Maintenance: Included

Appliances: Full size washer and dryer in each unit.

Kitchen: Each unit comes with stainless steel appliances, granite counter tops and maple cabinets.

Bathrooms: Each unit has one bathroom with cultured marble countertops.

Closets/Storage: Closets vary by floor plan.

Flooring: Designer ceramic tile in entry, kitchen and bathroom. Wall to wall carpeting in bedrooms.

Parking: On site parking

Pets: No

Patio/Deck: Spacious balcony or patio with insulated sliding glass door.

Basement/Attic: None

Backyard: None

Recreation: Playground and volleyball courts.

Proximity to shopping/services/public transportation:

Just minutes away from the NJ Turnpike, Route 1, Route 287, Amtrak and only a thirty-minute drive to Newark Airport. And only a short walking distance to numerous community resources like restaurants, banks, pharmacies, schools, places of worship and public transportation.

Accommodations for people with disabilities:

Apartments are wheelchair accessible.

Franklin Boulevard Commons

Franklin Township

Contact: RPM Development Group
 Attn: Leasing Office, 863 Somerset St, Somerset, NJ 08873
 Phone: (973) 744-5410 ext. 154 Fax: (732) 543-7499

Developer: RPM Development Group

This complex has a total of 66 affordable units.

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.
# Units	1	1	1	4	22	16	2	11	8
Sq. Ft.	694	694	694	890	890	890	1,153	1,153	1,153

To Apply: Visit www.franklinblvdcommons.com to download the pre-application and mailed to the address above or fax it to 732-543-7499

Rent: Rent will be determined upon availability. Call RPM Development Group for current rental rates.

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

Utilities: Hot/cold water and sewer charges are included in the monthly rent. Tenants must pay for their own gas, electricity and heat.

Maintenance: 24/7 On-site maintenance.

Appliances: Each unit comes with stainless steel appliances in the kitchen.

Kitchen: Kitchens are new with stainless steel appliances, dishwashers and dark brown cabinets.

Bathrooms: 1 and 2 bedrooms each have one bathroom, 3 bedrooms have 1 ½ bathrooms.

Closets/Storage: Each apartment has a standard-sized closet in the bedroom, as well as a coat closet, linen closet and storage closet

Flooring: Hardwood flooring in living area.

Parking: Underground and above ground parking available to residents.

Pets: Pets are not permitted.

Patio/Deck: None

Basement/Attic: None

Backyard: None

Proximity to shopping/services/public transportation:
 Shopping, services and public transportation can be accessed on foot or by car and are approximately one mile away.

Accommodations for people with disabilities:
 Apartments are wheelchair accessible.

Parkside Family

Parkside Street and Mark Street, Franklin Township

Contact: RPM Development Group
Attn: Leasing Office, 863 Somerset St, Somerset, NJ 08873
Phone: (973) 744-5410 ext. 154 Fax: (732) 543-7499

Developer: RPM Development Group

This complex has 35 two family buildings with a variety of duplex unit types.

Type of Unit	1 BR	2 BR	3 BR	4 BR
# Units	4	10	52	4

To Apply: Visit www.parksidefamilyhousing.com for more information how to apply.

Rent: Rent will be determined upon availability. Call RPM Development Group for current rental rates.

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

Utilities: Water, sewer and trash removal are included in the monthly rent. Tenants must pay for their own gas, electricity and heat.

Maintenance: Unknown

Appliances: Each unit comes with gas stove, refrigerator and dishwasher. Each unit is cable ready with high speed internet.

Kitchen: Kitchens are new with stainless steel appliances, dishwashers and breakfast bars.

Bathrooms: 1 and 2 bedrooms each have one bathroom, 3 and 4 bedrooms have 2 bathrooms.

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

Flooring: Hardwood flooring in living area.

Parking: Individual driveways provide parking to residents and street parking is available.

Pets: Pets are not permitted.

Patio/Deck: None

Basement/Attic: None

Backyard: Private outdoor space.

Accommodations for people with disabilities:
Apartments are wheelchair accessible.

Voorhees Station

Franklin Township

Contact: RPM Development Group
Attn: Leasing Office, 863 Somerset St, Somerset, NJ 08873
Phone: (973) 744-5410 ext. 154 Fax: (732) 543-7499

Developer: RPM Development Group

This complex will have a total of 61 affordable units.

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.
# Units	2	5	3	4	20	8	2	13	4
Sq. Ft.	666	666	666	891	891	891	1,225	1,225	1,225

To Apply: Visit www.voorheesstation.com to download the pre-application and mailed to the address above or fax it to 732-543-7499

Rent: Rent will be determined upon availability. Call RPM Development Group for current rental rates.

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

Utilities: Hot/cold water and sewer charges are included in the monthly rent. Tenants must pay for their own electricity and heat.

Maintenance: 24/7 On-site maintenance.

Appliances: Each unit comes with stainless steel appliances in the kitchen.

Kitchen: Kitchens are new with stainless steel appliances, dishwashers and dark brown cabinets.

Bathrooms: 1 and 2 bedrooms each have one bathroom, 3 bedrooms have 1 ½ bathrooms.

Closets/Storage: Each apartment has a standard-sized closet in the bedroom, as well as a coat closet.

Flooring: Hardwood flooring in living area.

Parking: Above ground parking available to residents.

Pets: Pets are not permitted.

Patio/Deck: None

Basement/Attic: None

Backyard: None

Proximity to shopping/services/public transportation:

Shopping, services and public transportation can be accessed on foot or by car and are approximately one mile away.

Accommodations for people with disabilities:

Apartments are wheelchair accessible.

Countryside

Route 27 Somerset, NJ 08873

Contact: Central Jersey Housing Resource Center (CJHRC)
Phone: (908) 446-0040

Developer: EDRA Associates

This is a low-rise apartment complex that was completed in 1997. There are 48 units available for rent through the Mt. Laurel program.

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	12	12	8	8	4	4
Square Feet	727	727	985	985	1,066	1,066
*Rent	\$738 - \$854	\$943 - \$1,072	\$911 - \$996	\$1,197-\$1,354	\$1,055-\$1,127	\$1,224-\$1,335

All low-income units are on the 1st floor and all moderate units are on the 2nd floor.

To Apply: Contact CJHRC to request an application.

Rent: Rent will be determined upon availability. Call CJHRC for current rental rates.

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

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

Maintenance: There are no additional maintenance costs. Snow removal is not provided. Garbage removal is provided (via a dumpster and a compactor).

Appliances: Each apartment comes equipped with a gas stove and oven, a refrigerator and a dishwasher. Each unit is cable-ready and has central air conditioning with individual thermostats. PLEASE NOTE: Stackable washer and dryers are included for Moderate-Income units only. Washer and dryers are not included and not allowed in the Low-income affordable units at Countryside.

Kitchen: The apartments do not have eat-in kitchens.

Bathrooms: One-bedroom apartments have one full bathroom while two and three bedroom apartments have two bathrooms.

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: Each apartment is designated one assigned parking space. There are additional spaces on a first come, first serve basis. The lot is equipped with outdoor security lighting.

Pets: Pets are not allowed.

Patio/Deck: Each apartment has an outdoor patio or deck.

Basement/Attic: The apartments do not have a basement or an attic.

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

Recreation: Residents have access to a swimming pool (with an additional fee), along with a tennis court and a playground.

Proximity to shopping/services/public transportation:

Services can be accessed on foot or by car and are within one mile of Countryside.

Accommodations for people with disabilities:

People with disabilities can be accommodated by handicapped parking spaces, depressed curbs, ramps, units on one level, wide doorways, and special bathrooms with wide doors and lowered sinks. Some apartments are designed to be handicap accessible.

Somerset Park

Route 27 Franklin, NJ 08873

Contact: Central Jersey Housing Resource Center (CJHRC)
Phone: (908) 446-0040

Developer: JZR Associates

Somerset Park consists of two story condominium complexes. There are 84 units available for rent through the Mt. Laurel program.

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	20	20	16	16	6	6
Square Feet	675	675	900	900	1,050	1,050
*Rent	\$797- \$862	\$950- \$1,176	\$992 - \$1,020	\$1,088-\$1,382	1,119-\$1,208	\$1,262-\$1,488

All low-income units are on the second floor and all moderate units are on the first floor.

To Apply: Applicants must first be certified through CJHRC and once a unit is available, must pass a Somerset Park credit check.

Rent: Rent will be determined upon availability. Call CJHRC for current rental rates.

Security Deposit: One month rent will be required as a security deposit.

Utilities: No utilities are included in the monthly rent. Residents must pay for water and sewer charges, along with gas and electricity. The sewer rate is \$70/quarter.

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

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

Kitchen: None of the units have eat-in kitchens.

Bathrooms: One and two bedroom units have one full bathroom, while three bedroom units have one and a half bathrooms.

Closets/Storage: Three bedroom units have walk-in closets in the master bedroom with standard sized closets in the second and third bedrooms. All other units have standard sized closets in the bedrooms. Each unit also has a linen closet and a coat closet.

Flooring: Each unit has wall-to-wall carpet.

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

Pets: Two pets are allowed per unit, pets must be less than 25 lbs each, a fee of \$50.00 per pet per month and a \$350.00 (non-refundable) pet damage deposit when signing the lease agreement.

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

Basement/Attic: All units on the first floor will have access to a basement. Each basement will have an unfinished storage area, along with a recreation room and a laundry area.

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

Recreation: A swimming pool, tennis courts, a tot lot and a baseball field are provided. Fees applied.

Proximity to shopping/services/public transportation:

Shopping, services, and public transportation are within 1-5 miles of Somerset Park.

Accommodations for people with disabilities:

People with disabilities cannot be accommodated because first floor units are on two levels.

Whitehall Gardens

Route 27 Somerset, NJ 08873

Contact: Piazza & Associates
Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540
Phone: (609) 786-1100 Ext. 5

Developer: Ascot Properties

This complex will have a total of 288 units. 216 are market rate units and 100 are affordable, Mt. Laurel Units.

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod
# of Units	26	26	24	24
Sq. Ft.	900	900	1100	1100

To Apply: Visit www.piazza-and-associates.com for instructions on completing and mailing the pre-application.

Rent: Rent will be determined upon availability. Call Piazza & Associates for current rental rates.

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

Utilities: Water & sewer charges are included in the monthly rent. Tenants must pay for their own electricity & heat.

Maintenance: There are no additional maintenance costs. Snow removal is not provided. Garbage removal is provided (via a dumpster).

Appliances: Each apartment comes equipped with a refrigerator, a gas stove, dishwasher along with a washer and gas dryer. All apartments are cable ready and have central air conditioning with individual thermostats.

Kitchen: There is a small area that can be used for a table. Kitchens are modern with custom cabinets.

Bathrooms: Each apartment has one bathroom.

Closets/Storage: Each apartment has a standard-sized closet in the bedroom, as well as a coat closet, linen closet and storage closet.

Flooring: The 1st floor apartments have carpeting and the 2nd floor apartments have hardwood floors. Tenants are required to carpet over 70% of the wood floor.

Parking: No assigned parking. Parking spaces are on a first come, first serve basis.

Pets: Pets are not permitted.

Patio/Deck: The 1st floor apartments have patios and the 2nd floor apartments have balconies.

Basement/Attic: The apartments do not have a basement or an attic.

Backyard: Apartments do not have backyards but there are common green areas throughout the complex.

Proximity to shopping/services/public transportation:

Shopping, services and public transportation can be accessed on foot or by car and are approximately one mile away.

Accommodations for people with disabilities:

The first floor apartments in the buildings can accommodate people with disabilities. Handicapped parking spaces are accessible to residents with disabilities and curb cuts from the parking lot to the sidewalk have been provided.

998 Washington Ave

Green Brook NJ 08812

Contact: Central Jersey Housing Resource Center (CJHRC)
Phone: (908) 446-0040

Leasing Office: 998 Washington Ave, Green Brook, NJ 08872 Phone: (732) 233-2804

This is a brand new development, which offer units included in the Mt. Laurel program. The first units are expected to be available by fall of 2019. A lottery will be held in October.

Type of Unit	1 BR Very Low	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	1	1	2	1	1
Sq. Ft.	478	576	576	731	731
Rent	\$528	\$1,166	\$1,437	\$1,333	\$1,646

To Apply: Contact CJHRC to request an application.

Rent: Rent will be determined upon availability. Call CJHRC for current rental rates.

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

Utilities: Residents must pay for all of their own utilities. This includes gas, electricity (heater) and water (separate meter). Landlord pays for sewer, garbage and snow removal.

Maintenance: There are no additional maintenance charges.

Appliances: Stainless steel appliances. Included an electric stove and electric oven, a refrigerator and dishwasher. Washer and electric dryer hookups provided. Units are cable-ready and have central air conditioning with individual thermostats.

Kitchen: All of the units have eat-in kitchens.

Bathrooms: Each unit has one bathroom with granite countertops.

Closets/ Storage: Regular nice closets. No storage provided.

Flooring: Laminate wood flooring throughout apartment. Tile in bathrooms.

Parking: No assigned parking.

Pets: Pets are not permitted.

Patio/Deck: None.

Basement/Attic: None.

Backyard: None.

Recreation: No BBQ grills allowed.

Proximity to shopping/services/public transportation:

Shopping, services close and public transportation are accessible. Bus stop is 500 feet away and train are within a few miles of distance.

Accommodations for people with disabilities:

There is an elevator in the building. Wheelchair accessible.

The Woods at King George

King Court, Green Brook NJ 08812

Contact: Central Jersey Housing Resource Center (CJHRC)
Phone: (908) 446-0040
OR: Chasbob, Inc. (908) 668-0284

This development, completed in 1996, offers 67 units for rent, 12 of which are included in the Mt. Laurel program. All apartments are low-rise condominiums.

Type of Unit	2 BR Very Low	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	1	4	4	1	2
Sq. Ft.	952	952	952	1017-1155	1017-1155
Rent	\$499	\$976	\$1,037-\$1,219	\$1,121	\$1,401

To Apply: Contact CJHRC to request an application.

Rent: Rent will be determined upon availability. Call CJHRC for current rental rates.

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

Utilities: Residents must pay for all of their own utilities. This includes gas (for heating) and electricity. There is also a sewer fee of approximately \$20.00/month.

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

Appliances: Each Mt. Laurel unit is equipped with an electric stove and electric oven, a refrigerator, a dishwasher, and washer and electric dryer hookups. The Mt. Laurel units are cable-ready and have central air conditioning with individual thermostats. Phone jacks are provided in the kitchen, living room, and all bedrooms.

Kitchen: All of the units have eat-in kitchens.

Bathrooms: Two bedroom units have one full bathroom. Three bedroom units have two full bathrooms.

Closets/ Storage: Each unit has an outdoor storage area which can be reached from the deck/patio area. Two bedroom units have 41 additional square feet of storage space, while three bedroom units have 23 additional square feet of storage space.

Flooring: The Mt. Laurel units have wall-to-wall carpeting.

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

Pets: Pets are not permitted.

Patio/Deck: Units on the 1st floor have an outdoor patio. Units on the 2nd floor have an outdoor deck.

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

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

Recreation: A playground is provided.

Proximity to shopping/services/public transportation:

Shopping, services, and public transportation are accessible by car and are within a few miles of Woods at King George.

Accommodations for people with disabilities:

People with disabilities can be accommodated with units on one level, handicapped parking, depressed curbs, wide doorways, and large bathrooms.

Brookhaven Lofts

233 US Hwy 206 Hillsborough, NJ 08844

Contact: Patty Gallagher, CME Associates
Phone: (732) 462-7400 Ext. 1030 / **Email:** pgallagher@cmeusa1.com
Developer: Premier Development

One, two and three bedroom very low, low and moderate-income luxury rental units are expected to become available in Spring 2020. These units are being rented under the New Jersey Low and Moderate Income Affordable Housing program. Hillsborough Township has a regional preference in their ordinance, which means that priority is given to certified households who live or work in Somerset, Hunterdon or Middlesex Counties.

Number of Bedrooms	Very Low Income	Low Income	Moderate Income
1 Bedroom	\$552.00	\$973.00	\$1,173.00
2 Bedroom	\$623.00	\$1,155.00	\$1,394.00
3 Bedroom	\$705.00	\$1,320.00	\$1,597.00

To Apply: Contact CME Associates by phone or email to request an application.

Rent: Rent will be determined upon availability. Call CME for current rental rates.

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

Utilities: Tenant is responsible for all utilities, including sewer/water.

Maintenance: There are no additional maintenance costs.

Appliances: Each unit is equipped with a gas stove with microwave, refrigerator, dishwasher and washer/dryer.

Kitchen: Designer kitchen with maple cabinets and pantry.

Bathrooms: All of the one bedroom units have one full bathroom. The two and three bedroom units have 2 bathrooms.

Closets/Storage: All units have ample closet space and storage.

Flooring: Carpeting and Ceramic Tile (Vinyl Flooring in Laundry Room and Utility Closet).

Parking: No assigned parking.

Pets: One pet per unit (not in excess of 35 pounds), additional restrictions apply. There is a non-refundable pet fee of \$500 and an additional \$50 per month pet rental charge. All tenants with a pet must sign and agree to terms in the Pet Addendum. Copy of Pet Addendum can be obtained from leasing office by calling (908) 431-0608.

Patio/Deck: 1st floor units have a patio and 2nd floor units have a balcony.

Basement/Attic: No basement or attic.

Backyard: None of the units have a backyard.

Recreation: There is a community clubhouse, swimming pool, fitness and business center and playground.

Proximity to local shopping/services/public transportation:

Services most conveniently accessed by car.

Accommodations for people with disabilities:

First floor units are wheelchair accessible.

Claremont Hills

Eves Drive Hillsborough, NJ 08844

Contact: Patty Gallagher, CME Associates
Phone: (732) 462-7400 Ext. 1030 / Email: pgallagher@cmeusa1.com

Owner : Shane Mohr, LLC

This complex offers 1 low income unit and 1 moderate income unit.

Type of Unit	1 BR Low	1 BR Mod
# of Units	1	1
Square Feet	917	917

To Apply: Contact CME Associates by phone or email to request an application.

Rent: Rent will be determined upon availability. Call CME Associates for current rental rates.

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

Utilities: All electric – no utilities included in the monthly rent.

Maintenance: There are no additional maintenance costs

Appliances: Each apartment comes equipped with an electric stove and oven, a refrigerator and a dishwasher. Each unit is cable-ready and has window unit air conditioning. Satellite dishes and barbecue grills are allowed with rules.

Kitchen: The apartments have eat-in kitchens.

Bathrooms: Each apartment has one full bathroom.

Closets/Storage: Master bedrooms have walk-in closets.

Flooring: Each apartment has hardwood floors in living area and vinyl flooring in kitchen.

Parking: There is no assigned parking but each unit is allowed two spaces.

Pets: Pets are not allowed.

Patio/Deck: Each apartment has an outdoor patio.

Basement/Attic: There is storage with laundry units provided by the association in the basement.

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

Recreation: No recreational facilities are provided.

Proximity to shopping/services/public transportation:

Shopping, services, and public transportation are within ½ mile and are accessible by car or on foot.

Accommodations for people with disabilities:

People with disabilities can be accommodated with units on one level, ramps, handicapped parking, and depressed curbs.

Sunnymeade Run

110 Falcon Road Hillsborough, NJ 08844

Contact: Patty Gallagher, CME Associates
Phone: (732) 462-7400 Ext. 1030 / Email: pgallagher@cmeusa1.com

Developer: Premier Development

One Hundred and Twenty Two (122) one, two and three bedroom very low, low and moderate-income luxury rental units are being built in phases in Hillsborough. The units are being rented under the NJ Low and Moderate Income Affordable Housing Program. Hillsborough Township has a regional preference in their ordinance, which means that priority is given to certified households who live or work in Somerset, Hunterdon or Middlesex 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 BR Very Low	3 BR Low	3 BR Mod.
# of Units	2	10	12	9	28	36	2	11	12
Square Feet	950	950	950	1257	1,257	1,257	1,328	1,328	1,328

This complex has three floors with covered outside staircases –NO ELEVATORS!

To Apply: Contact CME Associates by phone or email to request an application.

Rent: Rent will be determined upon availability. Call CME Associates for current rental rates.

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

Utilities: Tenant is responsible for all utilities.

Maintenance: There are no additional maintenance costs.

Appliances: Each unit is equipped with a gas stove with microwave, refrigerator, dishwasher and washer/dryer.

Kitchen: Designer kitchen with maple cabinets and pantry. Separate dining area.

Bathrooms: All of the one bedroom units have one full bathroom. The two and three bedroom units have 2 bathrooms.

Closets/Storage: All units have ample closet space and storage.

Flooring: Carpeting and Ceramic Tile (Vinyl Flooring in Laundry Room and Utility Closet).

Parking: No assigned parking.

Pets: One pet per unit (not in excess of 35 pounds), additional restrictions apply. There is a non-refundable pet fee of \$500 and an additional \$50 per month pet rental charge. All tenants with a pet must sign and agree to terms in the Pet Addendum. Copy of Pet Addendum can be obtained from leasing office by calling (908) 233-2100.

Patio/Deck: 1st floor units have a patio and 2nd floor units have a balcony.

Basement/Attic: No basement or attic.

Backyard: None of the units have a backyard.

Recreation: There is a community clubhouse, swimming pool and a fitness and business center.

Proximity to local shopping/services/public transportation:

Services most conveniently accessed by car.

Accommodations for people with disabilities:

First floor units are wheelchair accessible.

Blawenburg/ Railsedge

Montgomery Township, NJ 08558

Contact: Community, Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 ext. 5 / Email: homes@cgph.net

This complex has 3 One Bedroom Units

To apply: Visit www.affordablehomesnewjersey.com to fill a pre-application online, then you will receive an email requesting you to complete a profile.

Rent: Rent will be determined upon availability. Call CGP&H for current rental rates.

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

Utilities: Sewer is included in the monthly rent. Tenants must pay for their own electricity and heat.

Maintenance: Unknown

Appliances: Each unit comes with gas stove, refrigerator and washer and dryer.

Kitchen: Kitchens are new with stainless steel appliances.

Bathrooms: 1 bathroom.

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

Flooring: Carpet

Parking: There is an uncovered outdoor parking lot with no fee.

Pets: No Pets Allowed.

Patio/Deck: None

Basement/Attic: Unknown

Backyard: Unknown

Accommodations for people with disabilities:

All units are on second story. No elevator.

Hillside at Montgomery

145 Hartwick Drive Skillman, NJ 08558

Contact: Piazza & Associates
Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540
Phone: (609) 786-1100 Ext. 5

Developer: Sharbell Development Corp.

This Montgomery Township Community offers a wonderful location for your family, at an unbelievable price. These apartments provide a smoke-free and pet-friendly environment. A total of 23 apartments, consisting of one, two, and three bedroom rental homes at Hillside, will be available with reduced rents for very low, low and moderate income qualified households.

Type of Unit	1 BR Low	1 BR Mod.	2 BR Very Low	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod.
# Units	2	1	3	4	7	3	2

To Apply: Visit www.piazza-and-associates.com for instructions on completing and mailing the pre-application.

Rent: Rent will be determined upon availability. Call Piazza & Associates for current rental rates.

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

Utilities: Water, sewer and trash are included in the rent. Tenant pays all other utilities.

Maintenance: No maintenance fees.

Appliances: Gas range/oven and vent hood, Refrigerator and Dishwasher.

Kitchen: None of the units have an eat-in kitchen. Each unit has a separate dining area.

Bathrooms: All units have one full bathroom.

Closets/ Storage: Ample closet and storage space.

Flooring: Contact Piazza and Associates.

Parking: Reserved parking.

Pets: Pets are permitted. No more than 2 dogs or 2 cats permitted. A single dog can weigh no more than 75 pounds and a single cat can weigh no more than 20 pounds.

Patio/Deck: None of the units have a patio or deck.

Basement/Attic: None of the units have a basement or attic.

Backyard: None of the units have backyards.

Recreation: Contact Piazza and Associates.

Proximity to shopping, services, public transportation:

Services most conveniently accessed by car.

Accommodations for people with disabilities:

Wheelchair accessible with elevator access.

Pike Run Village

Directly off of Route 206 Montgomery, NJ 08558

Contact: Piazza & Associates
Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540
Phone: (609) 786-1100 Ext. 5

Developer: Belle Mead Development Corp.

This rental development consists of 530 apartments, 210 of which are designated as Affordable Housing units. All buildings are two stories high with condominium and townhouse style units.

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3BRLow	3 BR Mod
# of Units	70	52	27	27	17	17
Square Feet	668-708	766-1,240	1,119	1,119	1,473	1,473

To Apply: Visit www.piazza-and-associates.com for instructions on completing and mailing the pre-application.

Rent: Rent will be determined upon availability. Call Pike Run Village for current rental rates.

Security Deposit: One and a half month's rent is required as a security deposit. Many apartments may be renting at lower prices than listed above, as re-rent prices will vary with the date the unit was first occupied.

Utilities: Water and sewer charges are included in the rent. Tenants are responsible for all other utilities.

Maintenance: There are no additional maintenance costs. Snow removal and garbage removal (via dumpsters) are provided.

Appliances: The units come equipped with a refrigerator, dishwasher, gas stove and oven, and a washer and dryer. All units are cable-ready and have central air conditioning with individual thermostats. Telephone jacks are located in the kitchen or the living room, along with the master bedroom.

Kitchen: All units have either an eat-in kitchen or a dining area.

Bathrooms: One-bedroom units have one full bathroom. Two bedroom units have two full bathrooms. Three bedroom units have one and a half bathrooms.

Closets/Storage: Some one-bedroom units have a walk-in closet in the master bedroom. The rest of the units have standard sized closets in all of the bedrooms. All units have a linen closet near the bathroom. Some units also have a coat closet and a pantry.

Flooring: All units have wall-to-wall carpeting.

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

Pets: NO DOGS. Cats and other small critters are permitted, must be indoor pets and have up to date inoculations.

Basement/Attic: Some one bedroom moderate units and all three-bedroom units have basements. None of the units have attics, but some have lofts.

Backyard: None of the units have backyards although a common green is provided for use of all residents.

Recreation: A recreational facility includes tennis, basketball, and volleyball courts, a swimming pool, and clubhouse and exercise room at no additional cost.

Proximity to shopping/services/public transportation:

Shopping and services are within five miles of the development. The closest train stations are in Princeton or Somerville. There is no public transportation.

Accommodations for people with disabilities:

Accommodations for people with disabilities include units on one level, handicapped parking, depressed curbs, wide doorways and wide bathrooms, which are handicapped accessible/adaptable. The association would provide railings but not ramps. Two bedrooms are all upstairs and the 3 bedrooms are on the second floor.

Peapack-Gladstone Family Development

85 Main Street - Peapack, NJ 07977

Contact: Robin Schloesser - Property Manager
Lutheran Social Ministries Management Office
200 Van Horne RD Whitehouse Station, NJ 08889
Phone: (908) 534-9300

Developer: Lutheran Social Ministries

Note: Peapack Development does not have a management office on-site. Property is managed by Robin Schloesser, Property Manager of Mirota Senior Residence in Whitehouse Station.

This rental development consists of 20 apartments, which are all designated as affordable units. All buildings are two stories high with condominium and townhouse style units.

Type of Unit	1 BR Low	2 BR Low	3 BR Low
# of Units	2	12	6
Square Feet	533-646	835-963	1230-1494

To Apply: Pick up an application at Mirota Senior Residence, 200 Van Horne Rd., Whitehouse Station, NJ 08889 or go to www.lsmnj.org

Rent: Rent will be determined upon availability. Call the management office for current rental rates.

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

Utilities: Sewer charges are included in the rent. Tenants are responsible for all other utilities.

Maintenance: There are no additional maintenance costs. Snow removal and garbage removal (via a dumpster) are provided.

Appliances: All units come equipped with a refrigerator, dishwasher, stove and oven, and a washer and dryer. All units are cable-ready and have central air conditioning with individual thermostats.

Kitchen: All units have walk-in kitchen and dining area.

Bathrooms: The one-bedroom units have one full bath. The two and three bedroom units have one and a half bathrooms.

Closets/Storage: Average closet space

Flooring: All units have wall-to-wall carpeting.

Parking: Two cars per apartment. Permit parking only.

Pets: Some pets allowed. Please contact management for further details.

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

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

Backyard: None of the units have backyards although a common green is provided for by use of all residents.

Recreation: There are no on site recreation facilities.

Proximity to shopping/services/public transportation:

The train station is walking distance- only a half block away. Shopping and services are within five miles of the development.

Accommodations for people with disabilities:

Accommodations for people with disabilities include units on one level, handicapped parking, depressed curbs, wide doorways and wide bathrooms, which are handicapped accessible/adaptable. One of each sized unit is handicapped accessible.

The Lena

100 River Park Drive - Raritan, NJ 08869

Contact: Piazza & Associates
Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540
Phone: (609) 786-1100 Ext. 5

The River Park at Raritan is located in Raritan Township, Somerset County; River Park includes 12 low- and moderate- income apartments.

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

**For floor plans refer to www.housingquest.com and go to opportunities section.*

To Apply: Visit www.piazza-and-associates.com for instructions on completing and mailing the pre-application.

Rent: Rent will be determined upon availability. Call Piazza and Associates for current rental rates.

Utilities: No utilities are included in the monthly rent.

Maintenance: No maintenance fees.

Appliances: All units are equipped with a washer, dryer, and air conditioning.

Kitchen: No Mt. Laurel units have eat-in kitchens.

Bathrooms: Each unit has one full bathroom.

**Closets/
Storage:** The units are equipped with walk-in closets as well as room for utilities and storage.

Flooring: The units have carpeting and vinyl flooring.

Parking: An underground parking garage is available for use.

Pets: One pet per unit is allowed, not in excess of 28 lbs.

Patio/Deck: There are patios on the first floor units and balconies are on the second floor units.

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

Backyard: A common green is provided for the use of all residents.

Recreation: There is a clubhouse for seniors only.

Proximity to local shopping/services/public transportation:
Services are most conveniently accessed by car and are within 5 miles.

Accommodations for people with disabilities:
Units on the first floor are wheelchair accessible.

Stone Bridge at Raritan

925 US 202 - Raritan, NJ 08869

Contact: Piazza & Associates
Princeton Forrestal Village, 216 Rockingham Row, Princeton, NJ 08540
Phone: (609) 786-1100 Ext. 5

Stone Bridge at Raritan is a newer rental community located in the heart of Somerset County, New Jersey. A total of 73 apartments, consisting of 1, 2 and 3 bedroom units, will be available to qualified very-low, low and moderate income households at reduced rents. A preference will be granted to qualified veterans for up to 50% of the affordable units. For floor plans refer to www.housingquest.com and go to opportunities section.

To Apply: Visit www.piazza-and-associates.com for instructions on completing and mailing the pre-application.

Rent: Rent will be determined upon availability. Call Piazza and Associates for current rental rates.

Utilities: No utilities are included in the monthly rent.

Maintenance: There are no additional maintenance fees.

Appliances: All units are equipped with a washer, dryer, and air conditioning.

Kitchen: Designer kitchen with maple cabinets and granite countertops.

Bathrooms: One bedroom units have one bathroom. Two and three bedroom units have a master bedroom suite with separate bathroom.

**Closets/
Storage:** Units are equipped with walk-in closets as well as room for utilities and storage.

Flooring: Units have wall to wall carpeting and designer ceramic tile in kitchen, foyer and bathrooms.

Parking: Ample off-street parking.

Pets: One pet per unit allowed, not in excess of 28 lbs.

Patio/Deck: Spacious private balcony or patio with sliding door.

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

Backyard: None of the units have a backyard. However, there is green open space and a park for outdoor, active recreation.

Recreation: Decorated clubhouse with fitness center, business center and pool.

Proximity to local shopping/services/public transportation

Stone Bridge is a very commuter-friendly community. Residents can walk a half mile to the NJ Transit train station at Raritan Borough, or drive only minutes to reach major highways. World class shopping abounds in every direction, with Bridgewater Commons only 3 miles away and Bridgewater Promenade only 5 miles away.

Accommodations for people with disabilities:

Wheelchair accessible.

Whispering Hills

Primrose Way - Warren, NJ 07059

Contact: Central Jersey Housing Resource Center (CJHRC)
Phone: (908) 446-0040
OR: Chasbob, Inc. (908) 668-0284

This development of low-rise condominiums, completed in 1993, offers 60 units for rent 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	9	1	16	24	5	5
Square Feet	616	616	787	787	982	982
*Rent	\$948 - 1,033	\$1,198	\$1,119 - \$1,205	\$1,173- \$1,394	\$1,257- \$1,396	\$1,645- \$1,709

To Apply: Contact CJHRC to request and application.

Rent: Rent will be determined upon availability. Call Chasbob, Inc. for current rental rates.

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

Utilities: No utilities are included. Residents would have to pay for water use, sewer bills, gas and electricity. Utilities would cost approximately \$200 per month.

Maintenance: There are no additional maintenance fees. Snow removal and garbage removal (via a dumpster) are provided.

Appliances: Units are equipped with a washer and electric dryer hookup, an electric stove and oven, a refrigerator, and a dishwasher. Telephone jacks are located in the kitchen, living room, and all bedrooms. All units are cable-ready and have central air conditioning with individual thermostats.

Kitchen: All units have eat-in kitchens.

Bathrooms: All units have one full bathroom. 3 bedroom units have two full baths.

Closets/Storage: Master bedrooms have walk-in closets, while all other bedrooms have standard sized closets. Each unit also has a coat closet.

Flooring: All units have wall-to-wall carpeting.

Parking: Up to 2 spots for parking are provided in a lot on a first come, first serve basis. The lot is equipped with security lighting.

Pets: Pets are not permitted.

Patio/Deck: All units have outdoor patios or decks.

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

Backyard: None of the units have a backyard but a common green is provided for use by all residents.

Recreation: A playground is provided.

Proximity to shopping/services/public transportation:

Shopping, services, and public transportation are within 1 mile and are accessible by car or on foot.

Accommodations for people with disabilities:

People with disabilities can be accommodated by wide doorways, handicapped adaptable bathrooms, and handicapped parking.

The Point at Watchung

1 Crystal Ridge Drive - Watchung, NJ 07069

Contact: Community, Grants, Planning & Housing (CGP&H)
Phone: 609-664-2769 ext. 5 Email: homes@cgph.net

The Point at Watchung rental units are 1, 2 and 3 bedroom apartments. There are low and moderate income units.

Type of Unit	1 BR Low	1 BR Mod	2 BR Low	2 BR Mod	3 BR Low	3 BR Mod
# of Units	4	4	12	12	4	4
Square Feet	660	660	758	758	1,096	1,096

To apply: Visit www.affordablehomesnewjersey.com to fill a pre-application online, then you will receive an email requesting you to complete a profile.

Rent: Rent will be determined upon availability.

Utilities: Central air, gas cooking, gas heat and electric are not included in the monthly rent. Sewer and water also not included. Resident is responsible for all utilities.

**Amenity/
Maintenance:** No amenity or maintenance fee.

Appliances: Each unit is equipped with a refrigerator, dishwasher, stove and a washer/dryer.

Kitchen: The units do not have eat-in kitchens.

Bathrooms: All of the units have one full bathroom.

Flooring: All units are carpeted. The kitchen and bathroom have linoleum floors.

Parking: All Parking is unassigned. There is a garage for parking, but it is an extra \$75-\$200 per month. The parking lot is equipped with security lighting. \$10.00 per car for outdoor space.

Pets: There is a \$500 non-refundable pet fee upon move-in and \$55 monthly per pet fee; 2 pet maximum per unit.

Patio/Deck: All units have an outdoor patio and deck.

Basement: The units do not have a basement.

Backyard: None of the units have backyards.

Amenities: Fitness center, indoor/outdoor basketball court, pool, clubhouse, and tennis courts are provided for an annual fee of \$500. Also a business center and picnic area with built-in grills.

Proximity to shopping/services/public transportation:

Located close to the Watchung Square Mall and local transportation of buses and trains.

Accommodations for people with disabilities:

Apartments in this building are handicapped accessible and therefore could accommodate a person with disabilities. Ramps and wide doorways are provided. All of the affordable units are located on the first floor.

FREQUENTLY ASKED QUESTIONS - FAQs

What is the State of NJ Very Low, Low & Moderate Income Program?

The NJ Supreme court established a constitutional obligation requiring all 566 municipalities in NJ to create realistic opportunities for the provision of very low, low and moderate income housing. Some towns are currently exempt from building new housing if there is existing housing stock that meets the obligations. A designated municipal liaison or housing officer in the municipality keeps track of the units and who can direct you to the Administrative Agent (AA) who processes the pre-applications/applications, ensures the rules are being followed, handles the random selection, etc.

Does every borough, township or municipality have an affordable housing program?

No. Some boroughs, townships or municipalities are exempt. However, every ten years the plans are reviewed and sometimes a municipality that was exempt the first 20 years of a program may now need to build units and vice versa.

Does every borough, township, or municipality have to offer every kind of affordable housing: group home, rental, for sale, etc.?

No. Some boroughs, townships or municipalities may only offer units for sale, some only to rent, some may meet the need by offering only age restricted units. On the other hand, several boroughs, townships or municipalities do offer many types of affordable housing options and some offer all types.

How can I apply to a new complex under construction that will include affordable housing units?

Often the Administrative Agent only finds out about new units 6 months prior to occupancy because affordable units are only required to be marketed/offered to the public four months (120 days) prior to occupancy. Interested applicant(s) can reach out to the township's planning department or administrator for more details. Keep in mind, it can take years from the time a project is approved/planned before they even break ground or will be offering units. Sometimes planned units are never even built as unexpected situations may impact the project.

How can I find applications or opportunities for the State of NJ Very Low, Low & Moderate Income Program?

Finding how to apply can sometimes be confusing and slightly difficult. THERE IS NOT ONE APPLICATION PER TOWN, COUNTY OR STATE. Each property that offers low/moderate income units can have a separate application or pre-application. At times, several properties in the same town can have different Administrative Agents and an applicant(s) will need to complete numerous applications or pre-applications from different entities.

HUD Housing Counselors may also be able to help you or direct you to housing options in the program. CJHRC can provide information on how to apply to Somerset or Hunterdon County properties by contacting one of our counselors at 908-446-0036 or by emailing us at 2cjhrc@gmail.com; our website is www.cjhrc.org.

Where can I find resources to locate affordable housing in New Jersey?

- **The Housing Affordability Service (HAS)** is a State agency that contracts with NJ municipalities to administer the sale and re-sale of affordable units. HAS can be reached at (609) 278-7579 or (609) 278-8841.
- **New Jersey's Housing Resource Center** is an online searchable listing service for all types of affordable housing in New Jersey. Landlords, developers, and administrators can post available units and contact information (the website contains affordable and market rate housing). Visit njhrc.gov; if you do not have access to the internet, call 211 for assistance.

FREQUENTLY ASKED QUESTIONS - FAQs

I want to apply to a specific complex but nothing is currently available. Can I be contacted when something becomes available?

No. Unfortunately, there is a huge demand for units and the Administrative Agents cannot be responsible to ensure they remember to reach out to anyone that expressed an interest. In order to have a fair system, each applicant or pre-applicant needs to be treated the same.

What is the different between a pre- application and a full application?

➤ **What is a pre-application?**

Requires applicant(s) in the household who plan to live in the affordable unit, complete an online or hard copy pre-application and self declares information. The applicant(s) does not have to return any or, sometimes minimal documentation is required. This ONLY places the household in a category based on what was provided on the pre-application. The household is NOT certified. Once a unit is available, the household will be contacted and will need to submit a full application with required documentation in order to be certified.

➤ **What is a full application?**

Requires all sections of the application be completed, signed, dated and returned with all required documentation in order to be certified. The Administrative Agent (AA) responsible for that property reviews the information for completeness and places the household in the appropriate category (categories). If all documentation is submitted, the AA will certify the applicant(s); certification is good for 6 months.

How long does it take for a pre-application or full application to be processed once I submit it to the Administrative Agent?

The Administrative Agent (AA) hired to handle a specific property will contact the household and advise them of their status within 6 weeks. Some AA's respond much quicker and others may go past the date. It is suggested applicant(s) keep track of all complexes you applied to, keep track of what type of application you completed (pre or full), date of submission and how you submitted (online/email/in person/by mail). When you follow up with the AA, all the information is in an organized manner. If you have not received a response from the AA, we advise following up with the AA by email and requesting the AA respond that way.

How long is a certification valid for and can it be renewed?

The Administrative Agent shall prepare a standard form of certification and shall sign and date one for each household when certified. An initial certification shall be valid for no more than 180 days unless a valid contract for sale or lease has been executed within that time period. In this event, certifications shall be valid until such time as the contract for sale or lease is ruled invalid and no occupancy has occurred. Certifications may be renewed in writing at the request of a certified household for an additional period of 180 days at the discretion of the Administrative Agent.

What is a random selection?

Whenever there are more certified households than available affordable units, a "Random selection process" (lottery) is required in this program. No preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery). Each Administrative Agent must have an administrative manual that outlines the random selection process and how it will be done.

NOTE: INFORMATION ON THIS DOCUMENT IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED ACCURACY AND/OR APPLICATION OF DATA AND CONTENT. INFORMATION IS SUBJECT TO CHANGE.

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

Bank of America Charitable Foundation

Capital One

Columbia Bank Foundation

Franklin Township CDBG

Fulton Bank, N.A.

HUD

Johnson & Johnson SC Companies

M&T Charitable Foundation

NJM Insurance Group

Novartis

Peapack-Gladstone Bank

Premier Development

PSEG Foundation

Roselle Bank

Santander

SC Dept. of Human Services

Somerset Savings Bank, SLA

Synchrony Bank

TD Charitable Foundation

The Bank of Princeton

The Provident Bank Foundation

The Tuchman Foundation

Wells Fargo Housing Foundation