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# HOUSING NAVIGATOR

January 4, 2021

## NAVIGATOR NOTES

Now available on Bergen County  
Senior Services Website

<https://www.co.bergen.nj.us/division-of-senior-services/about-senior-services>

***Navigator Notes is more useful as an interactive, clickable email document. To be placed on the email list to receive this document and "Hot Topics" updates DIRECTLY to your inbox, call 201-336-7400 or email [seniors@co.bergen.nj.us](mailto:seniors@co.bergen.nj.us)***

January 4, 2021

Navigator Notes is a service of the Bergen County Department of Human Services/Division of Senior Services

**IMPORTANT:**

**All of the information contained in this document is provided as a courtesy to those seeking an affordable home. The County of Bergen is not responsible for any offers or errors contained herein.**

At the end of this document, I have provided LINKS to websites of agencies that administer some affordable housing units, so applicants can sign up themselves for newsletters and/or any future notifications of wait list openings.

There are now links to several websites where you can search for apartments or rooms to rent in Bergen County, or any county in NJ. You can create your own criteria, including location, amount of rent you can afford, etc. These are at the end of this email, under [HELPFUL LINKS FOR AFFORDABLE APARTMENT SEARCH](#).

The Bergen County Division of Senior Services Information and Assistance Service Providers can help seniors complete applications, and provide "Options Counseling" which describes available programs that can help them to save money, such as the Medicare Savings Program, Food Stamps, info about saving on utilities and transportation and other topics. Call 201-366-7400, or email [seniors@co.bergen.nj.us](mailto:seniors@co.bergen.nj.us).

**To view the 2020 KEY SERVICES GUIDE FOR OLDER ADULTS AND CAREGIVERS online:**  
<https://www.co.bergen.nj.us/division-of-senior-services/about-senior-services>

# HOT TOPICS

**Deadline to apply: February 15, 2021**

**Town:** Ridgewood

**Name:** Chestnut Village

**Address:** 168 Chestnut St.

7 one-, two-,three BD units

**Applications?** Yes

**How to apply:** online & download

**Agent:** Piazza Inc.

609-786-1100

**Link to apply:**

<https://www.piazzanj.com/property/chestnut-village/>

**email:** [Ridgewood@HousingQuest.com](mailto:Ridgewood@HousingQuest.com)

NOTE: Maximum and minimum income requirements

1 BR: (Low)Min income-\$30,823, rent \$703/mo

2 BR: (VLow)Min income-\$22,183, rent \$408/mo

**Refer to link above for add'l minimums, rents and bedrooms**

## SPECIAL NOTE:

The following properties' wait lists are officially closed as per Piazza and Associates, the agency that oversees them. However, you can sign up to get notifications directly if and when any of them reopens their wait lists. There is no way to know exactly when these wait lists will reopen. Click on the name of each property below to request application notification:

[The Avalon, Teaneck](#)

[ONE 500, Teaneck](#)

[Fair Lawn Commons](#)

[River House, Fair Lawn](#)

[The Monarch, East Rutherford](#)

[The Whitney at Allendale](#)

[The Vermella, Lyndhurst](#)

[The Vivian, Englewood](#)

[Waldwick Station](#)

**Town:** Butler

**Name:** Butler Senior Community

**Address:** 9 Ace Road, Butler, NJ 07405

**Applications?** Yes Age 62+; 18+ mobility impaired

Max. income for 1 person: \$37,100

Max. income for 2 persons: \$42,400

Rent based on 30% of adjusted income

**How to apply:** Submit a written request, including your name, address and phone

number to: Butler Senior Community

Attn: Management Office, 9 Ace Road,

Butler, NJ 07405 OR call the management office at 973-492-3700

If you have a disability and need assistance with the application, call Sandra Pettiford, Executive Director, at 973-492-3700

**Agent:** Springpoint Senior Living, Inc.

**Town:** Passaic

**Name:** Boulevard Seniors Apartments

**Address:** 187 Boulevard Park

**Applications?** Yes Age 62+; disabled persons and their families

Rent based on 30% of adjusted income

Maximum incomes---

1 person: Very Low: \$37,350

Extremely Low: \$22,400

Low: \$52,850

2 people: Very Low: \$42,650

Extremely Low: \$25,600

Low: \$60,400

**How to apply:** call management office at 973-471-7449 or stop in to pick up an application at 187 Boulevard Park, Passaic, NJ

Mon-Fri 8 am to 5 pm

**NOTE:** application must be filled out completely (no blank spaces—if a question does not apply, write in “NA”. Completed ORIGINAL application must be mailed back, or dropped off to address above. NO FAX OR EMAILS WILL BE ACCEPTED

### **SPECIAL OPPORTUNITY FOR WAR-RELATED DISABLED VETERANS**

**Town:** Paramus

**Name:** Veterans in Paramus Town Homes

**Address:** 105 North Farview Ave  
Six (6) affordable two (2)-bedroom townhomes to rent.

All have elevators and are ADA accessible.  
Rent: will range from \$611 to \$1,058 plus tenant pays all utilities

**Eligibility:** Interested veteran households will be required to submit their service related disability DD214 documentation papers, as well as income documents. In addition to affordable housing requirements applicants are subject to tenant selection criteria set forth by the landlord such as a credit criteria & criminal background check.

#### **Income Criteria:**

One-person household income: minimum: \$19,500.00 maximum income \$46,100.00.

Two-person household income: Minimum: \$22,250.00 Maximum: \$52,650.00.

Three-person household income: Minimum: \$25,050.00 Maximum: \$59,250.00.

Four-person household income: Minimum: \$27,800.00 Maximum: \$65,800.00

Income is certified

**How to apply:** Applications are available at the Paramus Affordable Housing Office between 8:30-3:00 p.m., Monday – Friday or by calling 201-265-2100 ext. 2220, or request an application by email at [affordablehousing@paramusborough.org](mailto:affordablehousing@paramusborough.org)

### **SPECIAL AMENITIES-INCLUDED AFFORDABLE HOUSING OPPORTUNITY FOR 62+ SENIOR LIVING**

**Town:** Paramus

**Address:** 396 Forest Avenue

The following amenities are included in the rent: • Scheduled transportation • All utilities (except phone) • Housekeeping & linen change service • Continental Breakfast and Chef-prepared dinner daily • Staff on site 24 hours • Emergency response system 24 hours

Rent for one-person household range is \$2,556.00 - \$3,408.00 with a minimum income of \$38,340.00 - \$51,120.00

Rent for two-person household range is \$2,920.00- \$3,627.00 with a minimum income of \$43,800.00 - \$54,400.00

Applications are available upon request by email at

[affordablehousing@paramusborough.org](mailto:affordablehousing@paramusborough.org)

or can be picked up at the Paramus Affordable Housing Office—105 North Farview Ave., Paramus NJ 07652-- between 8:30am-3:00pm, Monday - Friday or by calling 201-265-2100 ext. 2220.

### **SPECIAL SHARED HOUSING OPPORTUNITY:**

**Town:** Ridgewood

**Address:** 2 Victorian homes at 104 Cottage Place and 130 Prospect Street

**What:** Not-for-profit organization offers shared residences for independent senior citizens, age 55+. Each home has 14 rooms with 7 bathrooms. Located in downtown Ridgewood, walking distance to stores and dining options. Village Service Senior bus stop at door. Male and female welcome.

**Requirements:** Age 55+. Must be physically and mentally independent—able to walk, navigate stairs, not be in need of

skilled nursing care, able to manage own medications. No residency requirements, but must provide name of a nearby person to be emergency contact. For full list of Frequently Asked Questions:

<https://shareridgewood.org/faq/>

**What is included in fee:** Private room with resident's own furniture; shared bathroom (2 people), meals, utilities and housekeeping services. Common dining, living, kitchen and laundry room. Parking.

**Cost:** Currently \$1545/month (includes cable), plus non-refundable entrance fee of additional 1 month payment.

**Wait list open:** Yes

**How to apply:** On-line:

<https://shareridgewood.org/apply/>

Call Roberta Sonenfeld at 201-670-9605 for an application and to set up a tour.

**Agent:** S.H.A.R.E, Inc. -- Independent Living for Active Seniors

<https://shareridgewood.org>

Ridgewood, NJ 201-670-9605

### **SPECIAL SUPPORTIVE SENIOR COMMUNITY OPPORTUNITY:**

**Town:** River Edge

**Name:** The Senior Residence at St. Peter the Apostle

**Address:** 415 5<sup>th</sup> Avenue

Requirements: Age 60+; persons with disabilities. Supportive community offering 3 meals a day, housekeeping, recreation, medication management, 24-hour staffing, private rooms with either private or shared bathrooms.

**Cost:** \$2,900/month-- room with shared bathroom; \$3,200/month-- room with private bathroom

**How to apply:**

<https://www.stpetersresidence.org/application-forms/>

Contact Gina Principato 201-225-0707

## STANDING WAIT LISTS

**wait list will be on a first come, first served basis:**

**Town:** Bergenfield

**Name:** Bella at Bergenfield

**Address:** 15 West Johnson Ave

**Applications?** Yes 9 apartments total 1 and 2 BR--very low, low and moderate apartments with monthly rents from \$429 to \$1,151 (utilities not included)

**Wait list?** opening summer of 2020, initial deadline to apply was June 30, 2020, for first round lottery, now applications for standing wait list. **How to apply:** on-line

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J3m0001iccPmEAI>

**Agent:** CGP&H 609-664-2769 x5

If no email/internet, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

**NOTE:** Maximum and minimum income requirements—Income limits and Availability Dates are subject to change without notice.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

**\*\*To submit preliminary application, any household with income over \$8,000/yr.**

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing

expenses. This is adjusted if you have a rental waiver.

In addition to the affordable housing criteria, final applicants will also be subject to a non-refundable application fee of \$95 due at the time of credit check and the tenant selection criteria.

**Deadline was August 10, 2020 for first Random selection after that, applicants will be processed on a first come, first served basis**

**Town:** Bogota

**Name:** The Atwater

**Address:** 1000-4000 West Fort Lee Road

**Applications?** Yes

42 Studio, one, two and three BD apts

**Agent:** Piazza & Associates 609-786-1100

**How to apply:** on line--applications can be downloaded and printed

**Link to download and print application:**

<https://www.piazzanj.com/property/the-atwater/>

email: Bogota@HousingQuest.com

NOTE: both maximum and minimum income requirements:

Studio: \$16,903 (low) Rent: \$727

1 BD: \$18,206 (VLow) Rent: \$400

2BD: \$21,943 (VLow) Rent: \$475

**Refer to link above for add'l minimums, rents and bedrooms**

**Town:** Carlstadt

**Name:** 575 and 585 Hoboken Road  
2 and 3 bedroom units

**Applications?** Yes

**How to apply:** online & download

**Agent:** Piazza Inc.  
609-786-1100

**Link to apply:**

<https://www.piazzanj.com/property/575-and-585-hoboken-apartments/>

**email:** [Carlstadt@HousingQuest.com](mailto:Carlstadt@HousingQuest.com)

NOTE: Maximum and minimum income requirements

2 BR:\$33,669 Rent: \$849

**Refer to link above for add'l minimums, rents and bedrooms**

**Town:** Cresskill

**Name:** Cresskill Affordable Property

**Address:** 35-39 Union Ave

**Applications?** Yes

**How to Apply:** on-line

**Agent:** CGP&H

609-664-2769 x5

**Link to apply:**

[https://www.affordablehomesnewjersey.com/rental-](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00001gD5pnUAC)

[opportunities/developments/?did=a0J1N00001gD5pnUAC](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00001gD5pnUAC)

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

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[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

**\*\*To submit preliminary application, any household with income over \$8,000/yr.**

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town:** Cresskill  
**Name:** Cresskill Affordable Property  
**Address:** 31-39 Broadway St  
**Applications?** Yes  
**How to Apply:** on-line  
**Agent:** CGP&H  
609-664-2769 x5

**Link to apply:**  
<https://www.affordablehomesnewjersey.com/all-opportunities/municipalities/?mid=a1F1N0000347BKUAY>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

**\*\*To submit preliminary application, any household with income over \$8,000/yr.**

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town:** Cresskill  
**Name:** 1 Tenakill Park Drive East (North Bldg)  
**Note:** no agent is overseeing this location—no link for application available. You must contact the provider directly to obtain application:  
Rania Fragoso at [rfragoso@daibes.net](mailto:rfragoso@daibes.net), or call 201-840-0050

**Link for additional info:**  
<https://www.affordablehomesnewjersey.com/rental-opportunities/developments-na/?did=a0J1N00001gCzT6UAK>

**Town:** Cliffside Park  
**Name:** Riverview Tower  
**Address:** 500 Gorge Rd  
**Applications?** Yes Veterans 62+ or disabled and at least 55 yrs old  
**How to Apply:** In Person to Cliffside Park Housing Authority---Veterans only or spouse of deceased vet  
**Agent:** Cliffside Park Housing Authority 500 Gorge Rd 201-941-0655  
**Link to apply:** soon on website  
<https://www.cphousingauthority.com/>

**Town:** Cliffside Park  
**Name:** Terrace View Tower  
**Address:** 550 Gorge Rd  
**Applications?** Yes Veterans 62+ or disabled at least 55 yrs old  
**How to Apply:** In Person-to Cliffside Park Housing Authority -Veterans only or spouse of deceased vet  
**Agent:** Cliffside Park Housing Authority 500 Gorge Rd 201-941-0655  
**Link to apply:** soon on website  
<https://www.cphousingauthority.com/>

**Town:** Dumont  
**Name:** Dumont Senior Housing  
**Address:** 9495 Schraalenburgh Way  
**Applications?** Yes  
**Wait list?** Yes Age 62+  
**How to Apply:** call Penwall Co. : 201-836-4500 for application. **Pre-Applications can also be obtained by email to :**  
[mccormick@co.bergen.nj.us](mailto:mccormick@co.bergen.nj.us)  
Print it out, fill it out and mail to:



Dumont Sr. Housing, PO Box 309  
Teaneck, NJ 07666

**Agent:** Penwall

Rent: \$1,000/mo plus all utilities

**Wait list currently on a first come, first serve basis for future until it subsequently closes:**

**Town:** Dumont

**Name:** Washington Promenade

**Address:** 546 Washington Ave

**Applications?** Yes

**Wait list?** Yes

**How to Apply:** Pre-Applications can be obtained by email to [tford@cmeusa1.com](mailto:tford@cmeusa1.com) put Washington Promenade in subject line

People **age 60 or over** can obtain an application by emailing:

[mccormick@co.bergen.nj.us](mailto:mccormick@co.bergen.nj.us)

Indicate Washington Promenade in subject line

Print it out, fill it out and mail to:

CME Associates, One Market Street, Suite 1F, Camden, NJ 08102 Attn: T. Ford. Or email completed application to:

[tford@cmeusa1.com](mailto:tford@cmeusa1.com)

More instructions are included in the application.

**Any questions must be directed to Taurean Ford** [tford@cmeusa1.com](mailto:tford@cmeusa1.com) or via regular mail at CME Associates One Market St., Suite 1F, Camden, NJ 08102

**Agent:** CME Associates 732-462-7400

**NOTE:** As an example: monthly rent and utility allowance for the one bedroom low income unit is \$882. Applicant would need a monthly income of approximately \$2,520/month to meet the requirement that applicant pays no more than 35% of gross income for housing expenses.

Contact Taurean Ford at email above to inquire about the minimums for the Very Low and Moderate units.

**Town:** East Rutherford

**Name:** Central and Oak

**Address:** 10 Oak Street

**Applications?** Yes, Central and Oak will be offering a total of 30 very low-, low- and moderate- income rental units To apply, check "Rentals" on the Preliminary Application form.

**How to apply:** download online:

<https://www.piazzanj.com/property/central-oak/>

email: [EastRutherford@HousingQuest.com](mailto:EastRutherford@HousingQuest.com)

**NOTE:** Maximum and minimum income requirements

1 BD: \$22,286(VLow) Rent: \$550

2 BR: \$26,811(VLow) Rent: \$649

**Refer to link above for add'l minimums, rents and bedrooms**

Please complete the Preliminary Application as soon as possible and fax or mail it directly to Piazza & Associates, Inc., 216 Rockingham Row, Princeton Forrestal Village, Princeton, NJ08540 Fax: 609-786-1105

**Town:** Edgewater

**Name:** Avalon at Edgewater

**Address:** 100 River Mews Ln

**Applications?** Yes

**How to Apply:** on-line

**Agent:** CGP&H. 609-664-2769 x5

**Link to apply:**

[https://www.affordablehomesnewjersey.co](https://www.affordablehomesnewjersey.com/rental-)

[m/rental-](https://www.affordablehomesnewjersey.com/rental-)

[opportunities/developments/?did=a0Jo000](https://www.affordablehomesnewjersey.com/rental-)

[0003815kEAA](https://www.affordablehomesnewjersey.com/rental-)

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

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**Town:** Edgewater

**Name:** Edgewater Housing Associates  
Urban Renewal Senior Housing

**Address:** 27 Dempsey Av

**Applications?** Yes Age 62+ or disabled

1 Bedroom, monthly rent of \$1165 including heat and hot water. Annual increase of 3 ½ percent each year  
No Edgewater residency preference

**How to Apply:** Mail, Phone or In Person to Housing Authority

**Agent:** Edgewater Housing Authority  
300 Undercliff Ave. Edgewater, NJ 07020  
201-943-6000

**Link to apply:** on website  
<http://www.edgewaterha.org/>

**Town:** Edgewater

**Name:** Neighborhood Assoc. Housing Friends NAHF Undercliff Apts

**Address:** 377 Undercliff Av

**Applications?** Yes

Family apartments-not age restricted- no elevator

Rent 30% of adjusted income

**How to Apply:** Mail, Phone or In Person to Housing Authority

**Agent:** Edgewater Housing Authority  
300 Undercliff Ave. Edgewater, NJ 07020  
201-943-6000

**Link to apply:** soon on website  
<http://www.edgewaterha.org/>

**Town:** Edgewater

**Name:** Neighborhood Assoc. Housing Friends NAHF Edgewater Place Apts

**Address:** 75 & 79-85 Edgewater Pl

**Applications?** Yes

Family apartments-not age restricted- no elevator

Rent 30% of adjusted income

**How to Apply:** Mail, Phone, Online or in Person to housing Authority

**Agent:** Edgewater Housing Authority  
300 Undercliff Ave. Edgewater, NJ 07021  
201-943-6000

**Link to apply:** soon on website  
<http://www.edgewaterha.org/>

**Town:** Edgewater

**Name:** Edgewater Senior Residence PVB Housing

**Address:** 300 Undercliff Ave

Low income seniors 62+--Edgewater residents only

or Veterans or spouses of deceased veterans—no Edgewater residency requirement for vets

Rent 30% of adjusted income



**How to Apply:** Mail, Phone, Online or In Person to Housing Authority  
**Agent:** Edgewater Housing Authority 300 Undercliff Ave. 201-943-6000  
**Link to apply:** soon on website <http://www.edgewaterha.org/>

**Town:** Englewood  
**Name:** Greater Englewood Housing Partners  
**Address:** 1 Rock Creek Terr. and 1 Parkview Terr.  
**Applications?** Yes  
**Wait List:** Yes  
1-2-3-4 bedroom subsidized apartments  
**Agent:** MMS Group  
**How to apply:** To obtain application used for either address:  
Call Darlene at 201-871-0178  
Or Fax request to 201-871-5888  
Or email: [dngabirano@mmsgroup.com](mailto:dngabirano@mmsgroup.com)  
Fill out application and email/fax to above or mail to:  
Greater Englewood Housing Partners, 1 Rock Creek Terr., Englewood, NJ 07631

**Town:** Englewood  
**Name:** Vincent K Tibbs Senior Apts  
**Address:** 111 West St  
**Applications?** Yes Age 62+; disabled 55+  
**How to Apply:** PU application at 111 West Street, Englewood, NJ 07631  
201-871-3451  
**Agent:** Englewood Housing Authority  
**Link to apply:** soon to be on-line <http://ehahousing.org/>

**Town:** Elmwood Park  
**Name:** River Walk  
**Applications?** Yes  
**Wait list?** Yes  
**How to Apply:** on-line

**Agent:** CGP&H  
609-664-2769 x5

**Link to apply:**  
<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N0001hPGeBUAW>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:  
[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

To submit preliminary application, any household with income over \$8,000/yr.  
To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town:** Garfield  
**Name:** Garfield Senior Housing  
**Address:** 15 Commerce St  
**Applications?** Yes Age 62+  
**Wait list?** Yes  
**How to Apply:** call Penwall Co. at 201-836-4500 for pre-application. Pre-Applications can also be obtained by emailing to : [mccormick@co.bergen.nj.us](mailto:mccormick@co.bergen.nj.us)  
Print it out, fill it out and mail to:  
Garfield Sr. Housing, PO Box 309  
Teaneck, NJ 07666  
**Agent:** Penwall  
Rent: \$800/mo plus all utilities

**Town:** Hackensack  
**Name:** Barcelona Ct  
**Address:** 164 Beech St  
**Applications?** Yes  
**How to Apply:** Online preferred Hackensack residents; Seniors 62+ or disabled only at this time  
**Agent:** Hackensack Housing Authority  
65 First St Hackensack, NJ 07601  
201-342 -4280  
**Link to apply:**  
<http://hackensackhousing.org/public-housing/>

**Town:** Hackensack  
**Name:** Hackensack Housing Authority - Patrick DiZenzo Ct  
**Address:** 175 W. Railroad Ave  
**Applications?** Yes  
**How to Apply:** Online Preferred-Hackensack residents; Sr's 62+ and disabled only at this time  
**Agent:** Hackensack Housing Authority  
65 First St., Hackensack, NJ 07601  
201-342-4280  
**Link to apply:**  
<http://hackensackhousing.org/public-housing/>

**Town:** Hackensack  
**Name:** Hackensack Housing Authority - Harry Berkie Gardens  
**Address:** 60 Kansas St  
**Applications?** Yes  
**How to Apply:** Online. Preferred - Hackensack residents; Seniors 62+ or disabled only at this time  
**Agent:** Hackensack Housing Authority  
65 First St., Hackensack, NJ 07601  
201-342 -4280  
**Link to apply:**  
<http://hackensackhousing.org/public-housing/>

**Town:** Hackensack  
**Name:** Widnal Towers  
**Address:** 65 1st St  
**Applications?** Yes  
**How to Apply:** Online preferred-Hackensack residents; Seniors 62+ or disabled only at this time  
**Agent:** Hackensack Housing Authority  
65 First St., Hackensack, NJ 07601  
201-342 -4280  
**Link to apply:**  
<http://hackensackhousing.org/public-housing/>

**Town:** Hackensack  
**Name:** Hackensack Housing Authority - Oratam Ct  
**Address:** 230 Central Ave  
**Applications?** Yes  
**How to Apply:** Online preferred-Hackensack residents; Seniors 62+ or disabled only at this time  
**Agent:** Hackensack Housing Authority  
65 First St., Hackensack, NJ 07601  
201-342 -4280  
**Link to apply:**  
<http://hackensackhousing.org/public-housing/>

**Town:** Hasbrouck Heights  
**Name:** Hasbrouck Heights Sr Housing  
**Address:** 245 Hamilton Av  
**Applications?** Yes  
**How to Apply:** Online or in Person open only to Has. Hts residents Age 62+  
**Agent:** Housing Authority of Bergen County  
201-336-7600  
**Link to apply:**  
Website:  
<http://habcnj.org/>  
Actual application:  
<https://njbergenco.tenmast.com/Apply/>

**Wait list is first come first serve until closed:**

**Town:** Hillsdale

**Address:** 273 Broadway

**Applications?** Yes 2 and 3 BR apts

Household size must be 2+

**Wait list?** Yes

**How to apply:** on-line, fax, mail or call

**Agent:** Piazza

609-786-1100

**Link to download and print applications:**

<https://www.piazzanj.com/property/273-broadway/>

email: Hillsdale@HousingQuest.com

**NOTE:** Maximum and minimum income requirements

2 BR: \$34,320 Rent: \$825

3 BR: \$48,549 Rent: \$1198

**Refer to link above for add'l minimums, rents and bedrooms**

**Wait list currently on a first come, first serve basis until it subsequently closes:**

**Town:** Hillsdale

**Name:** The Preserve

**Address:** 305 Patterson St.

**Applications?** Yes there are (6 units) 1, 2 and 3 BR apts.

**Wait list?** Yes

**How to apply:** online & download

**Agent:** Piazza Inc.

609-786-1100

**Link to apply:**

<https://www.piazzanj.com/property/preserve-hillsdale/>

email: Hillsdale@HousingQuest.com

**NOTE:** Maximum and minimum income requirements

1 BR: \$30,583(Low) Rent: \$695

2 BR: \$22,011(VLow) Rent: \$402

**Refer to link above for add'l minimums, rents and bedrooms**

**Town:** Lyndhurst

**Name:** Winston at Lyndhurst

**Address:** 120 Chubb Ave

**Applications?** yes

**How to Apply:** on line

**Agent:** CGP&H

609-664-2769 X5

**Link to apply:**

[https://www.affordablehomesnewjersey.co](https://www.affordablehomesnewjersey.com/rental-)

[m/rental-opportunities/developments/?did=a0J1N00001a7iZxUAI](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00001a7iZxUAI)

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\* To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town:** Lyndhurst

**Name:** Station at Lyndhurst

**Address:** 240 Chubb Ave

**Applications?** Yes

**How to Apply:** on line

**Agent:** CGP&H

609-664-2769 X5

**Link to apply:**

[https://www.affordablehomesnewjersey.co](https://www.affordablehomesnewjersey.com/rental-)

[opportunities/developments/?did=a0Jo0000003815tEAA](https://www.piazzanj.com/property/577-godwin-avenue/)

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\* To submit preliminary application, any household with income over \$8,000/yr.

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town:** Mahwah

**Name:** Norfolk Village

**Address:** 1201 Norfolk Rd

**Age-restricted property. 55+**

**NOTE:** as of March 2020, these are not low-income HUD apartments—market rate range of \$1300-\$1450/mo. not including utilities. Will accept Section 8 no link for application available. You must contact the provider directly: 844-641-2960 or Ms. Rochelle Walsh at 201-512-9533

Office has varied hours: Mon-Fri—call in am best.

**Town:** Midland Park

**Address:** 577 Godwin Ave—(1) 2 Bedroom

**Applications?** Yes

**Agent:** Piazza 609-786-1100

**Link to download and print application:**

<https://www.piazzanj.com/property/577-godwin-avenue/>

email: [MidlandPark@HousingQuest.com](mailto:MidlandPark@HousingQuest.com)

NOTE: Maximum and minimum income requirements-

2 BR: \$36,685 (Low ) Rent: \$931

Town: Midland Park

Address: 42 Central Ave—(3) 1 & 2 BR

**Applications?** Yes

**How to apply:** on-line

**Agent:** Piazza

609-786-1100 x300

email: [MidlandPark@HousingQuest.com](mailto:MidlandPark@HousingQuest.com)

**Link to apply:**

<https://www.piazzanj.com/property/42-central-avenue/>

NOTE: Maximum and minimum income requirements

1 BD \$35,828 (Mod) Rent:\$ 940

1 BD: \$44,194 (Mod) Rent: \$1150

**Refer to link above for add'l minimums, rents and bedrooms**

**Town:** Montvale

**Name:** Montvale Station Apartments

Address: 7 Franklin Ave

Leasing office at location for info about the 3 —(1) one BD; (2) 2-BD-- apartments: 201-835-0209

**Applications?** Yes

**Agent:** Piazza & Associates 609-786-1100

**How to apply:**

<https://www.piazzanj.com/property/montvale-station/>

email: [Montvale@HousingQuest.com](mailto:Montvale@HousingQuest.com)

Note both maximum and minimum income requirements

1 BR: \$28,149 (Low) Rent:\$734  
2 BR: \$36,686 (Low)Rent: \$954  
**Refer to link above for add'l minimums,  
rents and bedrooms**

**Town:** Montvale  
**Name:** Nottingham Manor  
**Address:** 138 Nottingham Ct  
**Applications?**  
**How to Apply:** on line  
**Agent:** Piazza  
609-786-1100

**Link to apply**  
<https://www.piazzanj.com/property/nottin-gham-manor-montvale/>  
email: [Montvale@HousingQuest.com](mailto:Montvale@HousingQuest.com)

Rental rates will be provided at time of the final application process

Maximum Income Limits:

For 1 person: Low income--\$33,583;  
Moderate income--\$53,733  
For 2 people: Low income--\$38381;  
Moderate income--\$61,409  
For other info, see link above

**Town:** Montvale  
**Name:** Bear Brook Village  
**Address:** 612 Linderman Ln  
Five 1-, 2- and 3 BR apts.  
**Applications?** Yes  
**How to apply:** download application  
**Agent:** Piazza 609-786-1100 x300

**Link to apply:**  
<https://www.piazzanj.com/property/bear-brook-village-montvale/>

Rental rates will be provided at time of the final application process

Maximum Income Limits:

For 1 person: Low income--\$33,583;  
Moderate income--\$53,733  
For 2 people: Low income--\$38381;  
Moderate income--\$61,409  
For other info, see link above

**Town:** Montvale  
**Name:** Charlestowne Court  
**Address:** 11 D Franklin Ave  
**Applications?**  
**How to Apply:** on line  
**Agent:** Piazza  
609-786-1100

**Link to apply**  
<https://www.piazzanj.com/property/charlestowne-court/>

email: [Montvale@HousingQuest.com](mailto:Montvale@HousingQuest.com)  
NOTE: Maximum and minimum income requirements

1 BR: \$21,051(Low) Rent: \$478-699  
2 BR: \$42,102 (Mod) Rent: \$1052

**Refer to link above for add'l minimums,  
rents and bedrooms**

Download the application by clicking above, or e-mail at [Montvale@HousingQuest.com](mailto:Montvale@HousingQuest.com); or call at 609-786-1100, and then press 5 to request an application. If you leave a message by email or phone, please be sure to refer to "Charlestowne Court in the Borough of Montvale"; and spell out your contact information for us.

Return your completed and signed preliminary application by fax (609-786-1105) or mail it directly to:

**Piazza & Associates, Inc.** 216 Rockingham Row, Princeton Forrestal Village  
Princeton, NJ 08540.  
Fax: 609-786-1105.

**Applicants will be processed on a "first-come, first served" basis.**

**Town:** Montvale  
**Name:** Montvale Commons  
150 Nottingham Court  
**Applications?** Yes  
**Wait list:** Yes  
1-2-3 bedroom units below market rates  
**How to Apply:** on line  
**Agent:** Ragen (201)-505-9400

**Link to apply:**

<https://www.regandevelopment.com/new-york-new-jersey-real-estate-developers/montvale-commons-affordable-housing-disabled-housing/>

Click on buttons to left: Submit online application or download general population housing application

Fill out application and fax to: 201-505-9409 or mail to: Montvale Commons, LP, c/o Regan Development Corp., 1055 Saw Mill River Rd., suite 204, Ardsley, NY 10502

**NOTE: Accessible apartments in this property are monitored by Housing Authority of Bergen County and at this point, the wait list is CLOSED for these.**

**Town:** Montvale

**Name:** The Alexa

**Address:** 160 Spring Valley Road

**Applications?** Yes

**How to Apply:** on line

**Agent:** Piazza 609-786-1100  
email: Montvale@HousingQuest.com

**Link to download and print application:**  
<https://www.piazzanj.com/property/the-alexa/>

**NOTE:** Maximum and minimum income requirements

1 BR: \$29,177 (Low) Rent: \$728

2 BR: \$21,017 (VLow) Rent: \$453

**Refer to link above for add'l minimums, rents and bedrooms**

**The website continues to accept applications for future wait lists:**

**Town:** New Milford

**Name:** The Nest

**Address:** 1070 River Road

**Applications?** Yes

**Wait List?** Yes

**Agent:** CGP&H

609-664-2769 x5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N0001hNm6iUAC>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

**NOTE:** See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

**\*\*To submit preliminary application, any household with income over \$8,000/yr.**

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town:** Old Tappan

**Name:** Winding Creek

**Address:** 118 Winding Creek

There are 8 one-, two-, and three-bedroom apartments that are rented to qualified tenants through the affordable housing program. To apply, check "Rent" on the Preliminary Application form.

**Agent:** Piazza Phone: 609-786-1100

**Applications?** Yes

**How to Apply:**

<https://www.piazzanj.com/property/winding-creek/>

email: OldTappan@HousingQuest.com



**Town:** Old Tappan

**Name:** Dorotockey Run

**Address:** 104 Dewolf Rd

There are 8 one-, two-, and three-bedroom apartments that are rented to qualified tenants through the affordable housing program. To apply, check "Rent" on the Preliminary Application form.

**Agent:** Piazza Phone: 609-786-1100

**Applications?** Yes

**How to apply:**

<https://www.piazzanj.com/property/dorotockey-run/>

**email:** OldTappan@HousingQuest.com

Download application by clicking above; e-mail at [OldTappan@HousingQuest.com](mailto:OldTappan@HousingQuest.com); or call 609-786-1100, then press 5 to request an application. If you leave a message by email or phone, please be sure to refer to "Borough of Old Tappan" and spell out your contact information for us. Please complete the Preliminary Application as soon as possible and fax or mail it directly to:

**Piazza & Associates, Inc.**, 216 Rockingham Row, Princeton Forrestal Village

Princeton, NJ 08540

Fax: 609-786-1105.

Phone: 609-786-1100

**Town:** Paramus

**Name:** Parkview Residences/Paramus affordable housing

**Address:** 11 & 12 Ann Ct

**Applications?** Yes

**How to apply:** Download application from Paramus Borough web site:

<https://www.paramusborough.org/218/Application-Interview>

201-265-2100 x 2220

Direct link to Parkview residences application:

<https://www.paramusborough.org/DocumentCenter/View/125/Anne-Court-Application-PDF?bidId>

**Agent:** Penwall

**Return by mail to:** Paramus Affordable Development, Parkview Residences  
PO Box 309, Teaneck, NJ 07666-0309  
Rent:

1 BR apt: \$1,015/mo; 2 BR apt: \$1,200/mo

**Town:** Park Ridge

**Name:** Lehmann Gardens

**Address:** 12-14 Sulak Lane

**Applications?** Yes Wheelchair users

**How to Apply:** Mail or in Person

**Agent:** Housing Authority of Bergen County  
201-336-7600

**Link to apply:**

Website:

<http://habcnj.org/>

Actual application:

<https://njbergenco.tenmast.com/Apply/>

**Town:** Park Ridge

**Address:** 26 Hawthorne Av

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza  
609-786-1100

**Link to apply:**

<https://www.piazzanj.com/property/26-hawthorne-avenue/>

email: [ParkRidge@HousingQuest.com](mailto:ParkRidge@HousingQuest.com)

**Town:** Park Ridge

**Name:** Ridge Manor

**Address:** 91 Hawthorne Ave

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza 609-786-1100

**Link to apply**

<https://www.piazzanj.com/property/ridge-manor/>

email: ParkRidge@HousingQuest.com

**Town:** Park Ridge

**Name:** Quail Run

**Address:** 105-111 Hawthorne Ave

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza 609-786-1100

**Link to apply:**

<https://www.piazzanj.com/property/quail-run/>

email: [ParkRidge@HousingQuest.com](mailto:ParkRidge@HousingQuest.com)

**Town:** Park Ridge

**Address:** 72A Park Ave

*A rental community that includes 1 affordable, one-bedroom apartment.*

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza 609-786-1100

**Link to apply:**

<https://www.piazzanj.com/property/72a-park-avenue/>

email: ParkRidge@HousingQuest.com

**Town:** Park Ridge

**Name:** Hawthorne Terrace

**Address:** 81 Berthoud St

A rental community that includes 1 moderate-income, one-bedroom apartment.

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza  
609-786-1100

**Link to apply**

<https://www.piazzanj.com/property/hawthorne-terrace/>

email: [ParkRidge@HousingQuest.com](mailto:ParkRidge@HousingQuest.com)

**Town:** Park Ridge

**Address:** 40 Park Ave

A rental community that includes 2 affordable one-, and two-bedroom low and moderate income apartments.

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza  
609-786-1100

**Link to apply**

<https://www.piazzanj.com/property/40-park-avenue/>

email: [ParkRidge@HousingQuest.com](mailto:ParkRidge@HousingQuest.com)

**Town:** Ramsey

**Name:** The Woodlands at Ramsey

**Address:** 141 Prince St., Ramsey NJ 07446

**Applications?** Yes Age 62+; 18+ mobility impaired

**How to Apply:** on-line, Mail or in Person  
201-818-0230

**Agent:** Spring Point

**Link to apply:**

<https://springpointsl.org/wp-content/uploads/2018/08/Woodlands-at-Ramsey-application.pdf>

**Deadline to apply for first random selection was November 24, 2020. Subsequent applications will be processed on a first come, first served basis.**

**Town:** Ridgewood

**Name:** The Dayton

**Address:** 100 South Broad Street  
14 one-, two- and three- BR's for Very Low, Low and Moderate income

**Applications?** Yes

**Agent:** Piazza & Associates 609-786-1100

Email: [Ridgewood@HousingQuest.com](mailto:Ridgewood@HousingQuest.com)

**How to apply:** on line--applications can be downloaded and printed

**Link to download and print application:**  
<https://www.piazzanj.com/property/the-dayton-ridgewood/>

NOTE: Maximum and minimum income requirements

1 BR: \$33,823(Low) Rent: \$804

2 BR: \$22,183(VLow) Rent: \$525

3 BR: \$42,754 (Low) Rent: \$1096

**Refer to link above for add'l minimums, rents and bedrooms**

**Town:** River Edge

**Name:** New Bridge Crossing

**Address:** 230 Kinderkamack Road

(6) studios and (1) 1 Bedroom apartments for 55+

**Applications?** Yes

**How to Apply:** pick up application at 230 Kinderkamack Rd., Mon-Sat 10am-6pm.

**Pre-Applications can also be obtained by email to :** [mccormick@co.bergen.nj.us](mailto:mccormick@co.bergen.nj.us)

Print out the application, fill it out, and mail it, along with a copy of your photo ID, to:

New Bridge Crossing Building, 230

Kinderkamack Road, River Edge, NJ 07661

Attn: Leasing Office

**CAREFULLY READ THE ENTIRE APPLICATION TO UNDERSTAND ALL THE REQUIREMENTS AND MAXIMUM INCOMES.** Especially note

the first 2 pages of instructions.

**MAKE SURE YOU KEEP A COPY FOR YOURSELF!**

Also gather the documents you may need for proof, such as photo ID, bank statements, tax returns, any info about all other income, IRA, real estate, pensions,

etc. Make sure you ask them exactly what they will require if or when they call you.

**Agent:** Ingerman Co.

201-479-5274 Ms. Karla Norlander

**Deadline was August 20, 2020 for first random selection after that, applicants will be processed on a first come, first served basis**

**Town:** Rochelle Park

**Name:** Oak Street Park

**Address:** 70 Oak Street

**Applications?** Yes

**Agent:** Piazza & Associates 609-786-1100

**How to apply:** on line--applications can be downloaded and printed

**Link to apply:**

<https://www.piazzanj.com/property/oak-street-park/>

**email:** [RochellePark@HousingQuest.com](mailto:RochellePark@HousingQuest.com)

NOTE: both maximum and minimum income requirements:

1 BR: \$18,480 (VLow) Rent: \$430

2 BR: \$34,994 (Low) Rent: \$934

**Refer to link above for add'l minimums, rents and bedrooms**

**Town:** Rochelle Park

**Name:** Park Terrace

**Address:** 106 Terrace Ave

**55+ Age Restricted** four income restricted

1 BR apts

**Applications?** Yes

**How to Apply:** Online, fax, mail or call

**Agent:** Piazza

609-786-1100

**Link to apply:**

<https://www.piazzanj.com/property/park-terrace/>

**email:** [RochellePark@HousingQuest.com](mailto:RochellePark@HousingQuest.com)

NOTE: Maximum and minimum income requirements

\$16,620 (VLow) Rent: \$451

\$23,730 (Low) Rent: \$688

\$28,470 (Mod) Rent: \$846

**Town:** Rutherford

**Name:** Meadow Rd Apts

**Address:** 17 Meadow Rd

**Applications?** Yes

**How to Apply:** on line

**Agent:** CGP&H

609-664-2769 X5

**Link to apply:**

[https://www.affordablehomesnewjersey.com/rental-](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0Jo000)

[opportunities/developments/?did=a0Jo000](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0Jo000)

[000V7SHPEA3](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0Jo000)  
If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

**\*\*To submit preliminary application, any household with income over \$8,000/yr.**

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Town:** Saddle Brook

**Name:** 140 Mayhill

**Applications?** Yes

**Wait list:** Yes

Moderate income apartments recently under management by CGP&H Co.

**How to Apply**—on line

**Agent:** CGP&H

609-664-2769 x 5

**Link to apply:**

[https://www.affordablehomesnewjersey.m](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00)

[/rental-](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00)  
[opportunities/developments/?did=a0J1N00](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00)

[001gwV0aUAE](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00)  
If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.co](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)  
[m/wp-content/uploads/2015/10/Minimum-](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)  
[Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

**\*\*To submit preliminary application, any household with income over \$8,000/yr.**

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Applications will be processed on a first come, first served basis until wait list is closed:**

**Town:** Saddle Brook

**Name:** The Grande

**Address:** 502 Van Bussum Ave.

12 one-,two-,three BD apts

**Applications?** Yes (12) 1, 2 and 3 BR apts

**Wait list?** Yes

**How to apply:** on-line, fax, mail or call

**Agent:** Piazza  
609-786-1100

**Link to download application:**

<https://www.piazzanj.com/property/the-grande-saddle-brook/>

email: SaddleBrook@HousingQuest.com

**NOTE:** Maximum and minimum income requirements

1 BR-\$18,343 (VLow) Rent:\$435

2 BR-\$22,011(VLow) Rent: \$509

**Refer to link above for add'l minimums, rents and bedrooms**

**Deadline was Aug. 30 for first random selection, after date, processed on a first come first served basis.**

**Town:** Teaneck

**Name:** The Gabriel

**Address:** 227 Teaneck Road  
5 one-,two-,three BD apts.

**Applications?** Yes

**Agent:** Piazza & Associates 609-786-1100

**How to apply:** on line--applications can be downloaded and printed

**Link to download and print application:**

<https://www.piazzanj.com/property/the-gabriel/>

email: Teaneck@HousingQuest.com

**NOTE:** both maximum and minimum income requirements

1 BR: \$29,726(Low) Rent: \$\$708

2BR: \$35,074(Low) Rent: \$820

**Refer to link above for add'l minimums, rents and bedrooms**

**Town:** Teaneck

**Name:** 1475 Palisade Ave Apts.

**Address:** 1475 Palisade Ave

**Applications?** Yes

**How to Apply:** On-line Fax or mail application

**Agent:** Piazza  
609-786-1100

**Link to apply:**

<https://www.piazzanj.com/property/1475-palisade-ave/>

email: Teaneck@HousingQuest.com

**NOTE:** Maximum and minimum income requirements—refer to info in link above.

Min Income: \$28,149 (mod) Rent: \$689

**Town:** Teaneck

**Name:** 159-161 Fort Lee Road Apts

**Address:** 159-161 Fort Lee Rd

**Applications?** Yes

**How to Apply:** Fax or mail application

**Agent:** Piazza  
609-786-1100

**Link to apply**

<https://www.piazzanj.com/property/159-161-fort-lee-rd/>

email: Teaneck@HousingQuest.com

**NOTE:** Maximum and minimum income requirements—refer to info in link above.

Min Income: \$28,149 (mod) Rent: \$689

**Town:** Teaneck

**Name:** Community Housing in Partnership / CHIP

**Address:** 640 American Legion Dr

**Applications?** Yes

**How to Apply:** Online, mail or in Person

**Agent:** Greater Bergen Community Action  
329 Main St., Hackensack  
201-489-1345

<https://www.greaterbergen.org/community-housing-in-partnership-chip>

**Link to apply:** Teaneck

[https://docs.wixstatic.com/ugd/cfb244\\_2d899d17cbfd4e1f8574118df6c0149d.pdf](https://docs.wixstatic.com/ugd/cfb244_2d899d17cbfd4e1f8574118df6c0149d.pdf)

**Town:** Upper Saddle River  
**Name:** The Commons at Upper Saddle River  
**Address:** 2 Silverbeech Ct  
1-2-and 3 BD apts low and moderate  
**Applications?** Yes  
**How to Apply:** Email or Phone  
**Agent:** Piazza  
609-786-1100

**Link to apply:**  
<https://www.piazzanj.com/property/the-commons-at-upper-saddle-river/>  
email: Info@HousingQuest.com  
**NOTE:** Maximum and minimum income requirements

1 BR-\$25,440 (Low) Rent: 649

2 BR-\$30,686(Low) Rent: \$779

**Refer to link above for add'l minimums, rents and bedrooms**

**Town:** Woodcliff Lake  
**Name:** Community Housing in Partnership / CHIP  
**Address:** 29-49 Broadway  
**Applications?** Yes  
**How to Apply:** Online, mail or in Person  
**Agent:** Greater Bergen Community Action  
392 Main St., Hackensack  
201-489-1345

<https://www.greaterbergen.org/community-housing-in-partnership-chip>  
**Link to apply:** Woodcliff Lake  
[https://docs.wixstatic.com/ugd/cfb244\\_a194bd1f194e42bf9acfb28b3dd2f8f.pdf](https://docs.wixstatic.com/ugd/cfb244_a194bd1f194e42bf9acfb28b3dd2f8f.pdf)

**Town:** Wood Ridge  
**Name:** Avalon at Wesmont Station  
**Address:** 100 Rosie Sq.  
**Applications?** Yes  
**How to Apply:** on line  
**Agent:** CGP&H 609-664-2769 x5

**Link to apply:**  
<https://www.affordablehomesnewjersey.com/>

[m/rental-opportunities/developments/?did=a0Jo0000003815sEAA](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0Jo0000003815sEAA)

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

**NOTE:** See how this agent calculates minimum income requirements:

[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

**\*\*To submit preliminary application, any household with income over \$8,000/yr.**

To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**New- CGP&H recently became agents**

**Town:** Wyckoff  
**Name:** The Residences at Boulder Run  
**Applications?** Yes  
**How to Apply:** on-line  
**Agent:** CGP&H  
609-664-2769 x5

**Link to apply:**  
<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N0001en0vAUAQ>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.



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[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr. To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses; for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**New: CGP&H recently became agents**

**Town: Wyckoff**

**Name:** Fieldstone Manor

**Applications?** Yes

**How to Apply:** on-line

**Agent:** CGP&H  
609-664-2769 x5

**Link to apply:**

<https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J1N00001en0v5UAA>

If no email, call 609-664-2769 x5. Leave name, phone number, address and detailed message. Due to high call volume, call may not be returned quickly. This company encourages use of email and on-line applications for best results.

NOTE: See how this agent calculates minimum income requirements:  
[https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart\\_123151.pdf](https://www.affordablehomesnewjersey.com/wp-content/uploads/2015/10/Minimum-Income-Chart_123151.pdf)

\*\*To submit preliminary application, any household with income over \$8,000/yr. To be income certified to rent unit: for senior units, you must devote no more than 40% of income toward housing expenses;

for other units, you must devote no more than 35% of income toward housing expenses. This is adjusted if you have a rental waiver.

**Links:**

For info on how to get on waiting lists for all their properties, FAQ, and application requirements:

**Affordable Homes NJ—CGP&H**

<https://www.affordablehomesnewjersey.com/>

\*\*Note: while this company encourages the use of email and on-line applications for the best results, they do provide a phone number to call if someone does not have email. It is 609-664-2769 Ext. 5. Leave a detailed message with name, phone number, address and reason for the call. They warn that they have a very high daily call volume, and may not get back quickly.

101 Interchange Plaza, Suite 301

Cranbury, NJ 08512

info@cgph.net

609-664-2769

\*\*\*\*\*

To sign up for their newsletter, look at their lists of properties or download applications:

**Piazza & Associates**

<http://www.piazza-and-associates.com/afhousing.php>

Princeton Forrestal Village

216 Rockingham Row

Princeton, NJ 08540

t.609.786.1100

f.609.786.1105

[Info@HousingQuest.com](mailto:Info@HousingQuest.com)

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To sign up to be notified of future available properties (stay connected), and for info on tenant selection process:

**Bergen County's United Way/Madeline Corp**

<https://bergenunitedway.org/very-special-homes/>

6 Forest Ave., Suite 220

Paramus, NJ 07652

Email: [info@bergenunitedway.org](mailto:info@bergenunitedway.org)

Phone: [201-291-4050](tel:201-291-4050)

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To look at list of their properties:

**Penrose**

<https://www.pennrose.com/apartments/?State=NJ&city=&zip=&Radius=0&MinRent=-1&MaxRent=100000&MinBedrooms=-1&MaxBedrooms=-1&PropertyName=>

One Brewery Park

1301 N. 31st St, Philadelphia, PA

267-386-860

\*\*\*\*\*

To look at a list of their properties:

**Regan**

<https://www.regandevelopment.com/new-york-new-jersey-real-estate-developers/>

Regan Development Corp.

1055 Saw Mill River Rd

Ardsley, NY 10502

(914) 693-6613

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Affordable Housing opportunities:

**Greater Bergen Community Action**

Headquarters: 392 State St., Hackensack, NJ 07601

201-968-0200

Community Housing in Partnership (CHIP):

316 State St., Hackensack, NJ 07601

201-489-1345

<https://www.greaterbergen.org/community-housing-in-partnership-chip>

Housing Authorities located in Bergen County:

Note: waiting lists for many of their properties could be closed at any given time.

**Housing Authority of Bergen County**

**One Bergen County Plaza, 2<sup>nd</sup> floor**

**Hackensack 07601**

**201-336-7600**

<http://habcnj.org/>

**Cliffside Park Housing Authority**

**500 A Gorge Rd. 07010**

**201-941-0655**

<https://www.cphousingauthority.com/>

**Edgewater Housing Authority**

**300 Undercliff Ave 07020**

**201-943-6000**

<http://www.edgewaterha.org/>

**Englewood Housing Authority**

**111 West St. 07631**

**201-871-3451**

<http://ehahousing.org/>

**Fort Lee Housing Authority**

**1403 Teresa Dr. Suite FLHA 07605**

**201-947-7400**

<http://www.flha.org/>

**Garfield Housing Authority**

**71 Daniel P. Conte Ct 07026**

**973-340-4170**

<https://garfieldhousing.org/>

**Hackensack Housing Authority**

**65 First St. 07601**

**201-342-4280**

<http://hackensackhousing.org/>

**Lodi Housing Authority**

**50 Brookside Ave 07644**

973-470-3650

<http://lodihousing.org/>

## HELPFUL LINKS FOR AFFORDABLE APARTMENT SEARCH (OR ROOMS TO RENT IN HOMES)

The following are links to websites where you can input your own search criteria to look for available apartments/rooms in your price range and location of your choice. NOTE: some of these sites may require a fee—be aware and make sure you read the instructions on the websites carefully before proceeding.

<https://www.nj.gov/njhrc/>

New Jersey Housing Resource Center 877-428-8844

[www.womensrights.org/shared-housing](http://www.womensrights.org/shared-housing)

Women's Rights and Information Center in Englewood has a shared housing Program

The following sites include market rate rentals. Input your criteria to see any available apartments in each database:

[www.zillow.com](http://www.zillow.com)

[www.trulia.com](http://www.trulia.com)

[www.realtor.com](http://www.realtor.com)

[www.hotpads.com](http://www.hotpads.com)

[www.apartments.com](http://www.apartments.com)

[www.rent.com](http://www.rent.com)

[www.forrent.com](http://www.forrent.com)

[www.realestate.nj.com/new-jersey/](http://www.realestate.nj.com/new-jersey/)

<https://www.njhousing.gov/>

[www.apartmentlist.com](http://www.apartmentlist.com)

[www.gosection8.com](http://www.gosection8.com)

## The Navigator asks --Did you know about applications?.....

Affordable Housing applications differ widely, but the following are sample questions that may (or may not) appear on any of them. Take a look so you have an idea what might be asked, and be prepared to answer these questions for YOURSELF and EVERY MEMBER OF THE HOUSEHOLD who will be living in the rental unit. Gather all supporting paperwork related to these questions so you have them on hand to quickly refer to them as you complete applications and answer truthfully and to the best of your ability:

**Name, address, phone, date of birth, social security number. Other questions could include citizenship status, gender, language, ethnic/racial information for statistical purposes.**

**Email** for “head of household”—if you don’t have an email, it may be a good idea to set one up for yourself, or use the email of a trusted friend or relative, especially if future communications with this property is through email.

**Gross Income**—Dollar amount, source of the income and how often you receive it. Examples: Social security, Wages, Pensions, Public Assistance, Child Support, Alimony, rental and any other income.

Tax returns for past years, pension statements, social security award letters, child support order, etc. may be helpful documents to keep on file.

Wages (if you or household member work) ---total wages and hours of work (per week/month), how often (weeks per year), what position do you hold, how many years at the job, employer’s name and address.

Paystubs for a certain amount of time may be requested as proof.

**Bank Assets**—Type of bank account (savings/checking/other), account number, name and address of bank and name of bank contact. List total dollars in each account at time of application.

**Other assets**—Stocks, bonds, savings bonds, IRA/other retirement account. Other sources of income (home, Trust, CD, Life Insurance), the identifying account numbers, the dollar value in each account, the contact person for each account and the address of the account.

**Some applications give selection preferences to households that meet certain conditions. Make sure you answer these questions (samples below) truthfully, as they may allow you to qualify for, or move up on, a waiting list:**

Is applicant, spouse or co-applicant a US veteran? Is applicant a senior citizen? Is applicant homeless, precariously housed (living in car, living in homeless shelter, couch-surfing, or in unsafe or unhealthy conditions), or in danger of becoming homeless. Is applicant, spouse or co-applicant disabled? Does applicant require supportive services, or require wheelchair, crutches, cane, walker, live-in aide? Some applications give preference to residents of Bergen County, or other counties depending on the property.

The following questions MAY appear on an application, so be prepared:

Will there be a **change in the number of persons** in your household for any reason in the future?

Does **anyone outside your household** pay for and/or **assist you with any bills or expenses**, and if yes, explain.

Names, addresses and phone of people who are **references or emergency contacts** for you.

Do you have **pets**, with description of pet.

Information about your **current home: own or rent**; how long you lived there. If you are a current renter: **contact information for your current and former landlords**, how long you lived at each home/address in the last three or four years.

Have you or a household member **ever lived in subsidized housing**—give name, address, phone, name on lease, and the time you lived at each particular Public Housing, or information about possessing a Housing Choice (Section 8) Voucher, if the question appears.

Have you ever been **evicted** and why.

Is any household member subject to a **sex offender registration** program—give details such as which member and in what state.

Have you or any household member been arrested and/or convicted of a **criminal activity, or drug-related activity**. List the crime, when and where it was committed.

Other types of questions could appear on an application, but these are a general listing of some of the more common.

**BERGEN COUNTY SENIORS!!!**

**BE PROACTIVE!**

**Don't wait til it's too late!**

*If you are having issues with homeownership:*

Behind in **mortgage** payments?

Behind in **property** taxes?

Need Home **Repairs**?

Your single source for help is the  
Bergen County Division of Senior Services,  
Housing Counseling

**Call us at 201-336-7431**