



Bergen County Executive

James J. Tedesco III

and the

Bergen County Board of Commissioners

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HOUSING NAVIGATOR

March 1, 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

February 1, 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 are 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, which can be searched 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 and other information, 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 provides "Options Counseling" which describes available programs that can help save money, such as the Medicare Savings Program, Food Stamps, lowering utility bills, transportation and other topics. For more information, please call 201-366-7400, or email 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: March 15, 2021 before 3 pm

Town: Ridgewood

Name: Chestnut Village

Address: 168 Chestnut St.

7 one, two, and 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

NOTE: Maximum and minimum income requirements

1 BR: (Low)Min income-\$30,823, rent \$707/mo

2 BR: (VLow)Min income-\$22,183, rent \$418/mo

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

Deadline to apply is April 13, 2021 for random selection. 24 new apts. Occupancy (subject to change) is August 2021

Town: River Vale

Address: River Vale Place

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=a0J3m0001IVE1REAW)

[opportunities/developments/?did=a0J3m0001IVE1REAW](https://www.affordablehomesnewjersey.com/rental-opportunities/developments/?did=a0J3m0001IVE1REAW)

Credit/Background check required--\$50 fee
Pets allowed (fees and restrictions)

1st, 2nd,3rd floors--No elevator

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

**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.

Maximum income limits for household size can be found at "link to apply" above.

Rent amounts--(4 units) 1 BR: Very Low income: \$350; Low income: \$710; Moderate income: \$889

Rent amounts--(15 units) 2 BR: Very Low income: \$416; Low income: \$847; Moderate income: \$1,063

Rental amounts--(5 units) 3 BR: Very low income: \$474; Low income: \$973; Moderate income: \$1,223

Deadline to apply is April 27, 2021 before 3 pm

Town: Park Ridge

Name: The James

Address: 87 Madison Ave

How to apply: online and download application

Agent: Piazza & Associates 609-786-1100

Link to apply:

<https://www.piazzanj.com/property/the-james-in-park-ridge/>

Email: ParkRidge@HousingQuest.com

NOTE: Maximum and minimum income requirements

1 BR: (VLow)Min. income-\$18,171, rent \$395/mo

1 BR: (Low)Min income-\$30,651, rent \$759/mo

2 BR: (VLow)Min income-\$21,669, rent \$457/mo

2BR: (Low) Min income-\$36,994, rent \$904/mo

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

***Deadline to apply is May 4, 2021.**

Town: East Rutherford

Name: 480 Flatz

Address: 480 Paterson Ave

How to apply: online and download application

Agent: Piazza & Associates 609-786-1100

Link to apply:

<https://www.piazzanj.com/property/480-flatz/>

Email:

EastRutherford@Housing=Quest.com

NOTE: Maximum and minimum income requirements

1 BR: (Low)Min income-\$30,823, rent \$767/mo

2 BR: (VLow)Min income-\$22,183, rent \$470/mo

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

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

**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

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 5th 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=a0J3m00001iccPmEAI>

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

****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.

Continues to accept applications 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

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-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.

NOTE: See how this agent calculates minimum income requirements:

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

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>

[m/all-opportunities/municipalities/?mid=a1F1N0000347BKUAY](https://www.affordablehomesnewjersey.com/rental-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

****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, 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

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 put Washington Promenade in subject line

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

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

More instructions are included in the application.

Any questions must be directed to Taurean Ford 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

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.com/rental-opportunities/developments/?did=a0Jo0000003815kEAA>

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: 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=a0J1N00001hPGeBUAW>

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

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: 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

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/>

Continues to accept applications for their wait list:

Town: Fair Lawn

Name: Senator Bob Gordon Senior Living Complex

For adults age 55 and over

Address: 18-25 River Road

Applications: Yes

How to apply:

<https://bergenunitedway.org/fairlawnseniors/>

Agent: Bergen County's United Way

Phone: 201-291-0619

Email: housing@bergenunitedway.org

Alternate contact: 201-581-1766

krodriguez@thealtagroup.net

NOTE: Maximum and Minimum income requirements

Minimum incomes are: \$20,880 (50% of area minimum income) with rent of \$920 and \$25,680 (60% of area minimum income) with rent of \$1,120.

More income information can be found on downloadable application.

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
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/prese-rve-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

Continues to accept applications on a first come, first served basis

Town: Ho Ho Kus

Address: 612 Maple Ave

1 STUDIO apartment

How to apply: online and download application

Agent: Piazza & Associates

609-786-1100

Link to apply:

<https://www.piazzanj.com/property/612-maple-avenue/>

Email: Hohokus@HousingQuest.com

Note: Maximum and Minimum income requirements:

for this studio apartment--1 person: minimum income (low category) is \$30,823 and rent is \$737/mo

Maximum income (low category) is \$36,928
refer to link above for additional
information

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.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

**** 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.com/rental-opportunities/developments/?did=a0Jo0000003815tEAA>

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

**** 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
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
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
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/nottingham-manor-montvale/>
email: 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--\$38,381;

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

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; 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=a0J1N00001hNm6iUAC>

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

****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; 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.piazzani.com/property/26-hawthorne-avenue/>
email: 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.piazzani.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.piazzani.com/property/quail-run/>
email: 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

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

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>

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

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

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

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

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 closed~~

~~**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~~

~~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-opportunities/developments/?did=a0Jo000000V7SHPEA3>

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

****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.com/rental-opportunities/developments/?did=a0J1N00001gwV0aUAE>

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

****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

Applications 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

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

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/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

****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: 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=a0J1N00001en0vAUAQ>

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

****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: 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

**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

.....

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

Phone: 201-291-4050

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

.....

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, 2nd 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

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

www.trulia.com

www.realtor.com

www.hotpads.com

www.apartments.com

www.rent.com

www.forrent.com

www.realestate.nj.com/new-jersey/

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

www.apartmentlist.com

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