



**CENTRAL JERSEY
HOUSING RESOURCE CENTER (CJHRC)**
501(c)(3) non-profit organization & HUD Agency



RENTAL OPPORTUNITIES IN THE STATE OF NJ VERY LOW, LOW AND MODERATE INCOME PROGRAM

Opportunities exist in this rental program, want to find out how to get started? CJHRC's **recently updated Rental Guide** has detailed information about the complexes below, then decide which properties might work for your household and then request an application by calling CJHRC. Households are required to submit applicable documentation with our application in order to become certified. Only certified households will be included in a lottery/random selection. When units become available, a random selection process will be conducted to determine the priority rank of each household for that rental unit. To view the Guides, go to <https://www.cjhrc.org> → Affordable Housing Somerset & Hunterdon County → click on the link to view or request a hardcopy by calling our office at 908-446-0036.

BERNARDS TOWNSHIP (BASKING RIDGE):

- **The Enclave at Dewy Meadows or Crown Court Apartments**
These rental developments offer 1, 2 and 3 Bedroom units in a variety of categories.
Currently accepting applications for all categories

FRANKLIN TOWNSHIP (SOMERSET):

- **Somerset Park and Countryside Apartments**
These rental developments offer 1, 2, and 3 Bedroom low and moderate income units.
Currently accepting applications for all categories

GREEN BROOK TOWNSHIP:

- **Woods at King George**
This rental development has apartments of **2 and 3 Bedroom** for very low, low and moderate income.
Currently accepting applications for all categories
- **998 Washington Ave**
This rental development has apartments of **1, 2 and 3 Bedroom** for the very low, low and moderate income categories.
Currently accepting applications for all categories

WARREN TOWNSHIP:

- **Whispering Hills**
This rental development has apartments of **1, 2 and 3 Bedroom** for the low and moderate income categories.
There is a SHORT waiting list in ALL categories

RARITAN TOWNSHIP (FLEMINGTON – HUNTERDON COUNTY):

- **Oak Ridge**
This rental development has apartments of **1, 2 and 3 Bedroom** for the low and moderate income categories.
There is a SHORT waiting list for 2 and 3 Bedroom low and moderate
- **The Mews**
This rental development has apartments of **2 and 3 Bedroom** for the low and moderate income categories.
There is a SHORT waiting list in ALL categories
- **Flemington South Garden – FOR SENIORS 62+**
There is a SHORT waiting list in ALL categories

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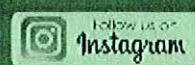
View Rental
Process



Contact CJHRC for more information and to request an application

 **(908)446-0036** •  **2cjhrc@gmail.com**

www.cjhrc.org



Jennifer Laterra, President

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Rental Process

DISCLAIMER: The below are the basic steps/process. There may be other things not listed that may apply to you/your household. CJHRC cannot be held responsible for each and every possible scenario and this is being provided as "general" information.

HOW TO APPLY FOR STATE OF NJ VERY LOW, LOW & MODERATE INCOME AFFORDABLE RENTAL UNITS WITH CENTRAL JERSEY HOUSING RESOURCE CENTER (CJHRC)

1. Review the units that CJHRC handles (see attachment or click the link https://cjhrc.org/images/CJHRC_Rental_Properties.pdf) or call a CJHRC counselor at 908-446-0036 they will take some information and then send you applications by email, mail or you can pick up from our suite during regular business hours.
2. Complete the application(s); for property/properties. (please carefully review the application checklist at https://cjhrc.org/images/Application_Checklist.pdf). All applicable documents (full set) are required to be submitted with each application.
3. Keep the fact sheet and write the date you submitted it along with a full set of your documents.
4. Using the mail service of your choice, return your application(s) with all applicable/required documents to CJHRC at 92 East Main Street, Suite 407, Somerville, NJ 08876 **OR can be dropped off in our drop box outside our suite door during regular business hours. We suggest an appointment or tap on door when you drop off. CJHRC hours are 9-5 Monday to Friday (subject to change due to training, weather and holidays).**
5. Processing of application may take up to six weeks:
 - a. The application(s) will be date stamped and logged into our Client Management System in the order received
 - b. Applications and required documentation will be reviewed/processed in the order received by a CJHRC staff member.
 - c. CJHRC will communicate with applicant by email, phone and/or letter the outcome of your application which is usually categorized as:
 1. Certification- information on how to proceed will be provided. Certification is good for 120 days and can be extended for another 120 days with minimal additional documents before initial certification expires which is explained in the letter.
 2. Missing Information- a list of what is needed to complete the process and by when
 3. Denial-either income is too low, over income or other reasons which will be explained
 4. No Longer Interested- when an applicant does not finish the process by submitting the missing information by the date specified or you let your certification expire.
 6. If certified, when a unit becomes available, the household is notified. A random selection (lottery) is usually required. A random selection is held whenever there are more certified applicants than available units.
 7. Landlords often require potential tenants to pass the landlord criteria before they can participate in a random selection. Anyone denied approval by the landlord must be told why and applicants have a right to appeal or discuss with the landlord.
 8. If offered a unit, tenant will need to sign a lease and pay the 1st month rent and security within a reasonable amount of time (usually 3-5 business days). If a certified household declines the unit they should notify CJHRC of this in writing (email) and they will be placed in the next random selection and this process continues until they either no longer are certified or rent a unit.

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