

## Who We are | What We Do

The Division of Affordable Housing's mission is regulating and monitoring affordable housing which is municipally mandated, as such we do not accept applications or place tenants into units. We can, however, provide resources so that you might locate and apply for affordable housing directly



### RESOURCES

#### Jersey City Housing Authority

<https://jerseycityha.org/applicants>; JCHA is opening up the Waiting Lists Applications for some of their buildings. Here's the link: Apply For Housing - My Housing All must apply online; there are no paper applications. Only one (1) application per person will be accepted. Individuals with special needs, including visual impairment, can call (201) 706-4699 and leave their name and number for assistance completing the online application.

Please note: the JCHA does not offer emergency housing. If you have urgent housing needs, please contact **Garden State Episcopal at 201-604-2600** or visit their office located at 514 Newark Ave., Jersey City, NJ 07306, in addition to applying to the JCHA waiting list(s).

#### Affordable Housing Online

Affordable Housing Online lists currently available affordable housing units in Jersey City in the low-income bracket. Users can see unit requirements and go directly to development websites.

<https://affordablehousingonline.com/housing-search/New-Jersey/Jersey-City>

#### Hudson County Office of Disability Services

<https://www.hcnj.us/health-and-human-services/inclusion-and-accessibility/> they may have resources for people with disabilities. Phone: 201-369-5280 ext. 4256.

#### NJ Housing Resource Center

<https://www.nj.gov/njhrc/>  
The number is 877-428-8844.

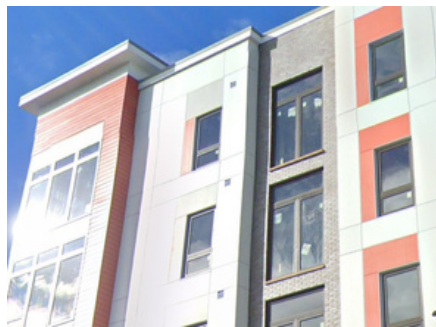
#### Hudson County Housing Finder:

[https://www.socialserve.com/tenant/Search.html?ch=HCNJ&city\\_id=30503&type=rental](https://www.socialserve.com/tenant/Search.html?ch=HCNJ&city_id=30503&type=rental)



#### 526 Ocean Avenue Apartments

Located at 526 Ocean Avenue. They are accepting applications starting June 1st. Visit their website at <https://www.communityenterprisescorporation.org/526oceanave> . If you need more information!



#### Ocean MLK URA

Located at 687 Ocean Avenue. They are accepting applications through MAIL only, along with a \$30 money order for the application fee and the information on Page 2 must be completed for the submission to proceed. They are also accepting waiting list applications for the Ocean MLK apartments. Their website is [www.affordjc.com](http://www.affordjc.com).



<https://www.state.nj.us/ooie/ichoose/housing.shtml>

## RESOURCES



### Golden Neighborhoods Homeownership Program.

This program provides increased opportunities for low- and moderate-income families to purchase a home for the first time in Jersey City. This program provides down payment and closing costs assistance for eligible first-time homebuyers, alleviating a major financial impediment of buying a home. For more information please email: [gnhp@jcnj.org.com](mailto:gnhp@jcnj.org.com)

### Family Promise

This program helps local communities coordinate their compassion to address the root causes of family homelessness. This program provides shelter and case management when families become homeless, and stabilization programs once they have secured housing to ensure they remain independent. You can contact them by emailing [familypromisehudsonco@gmail.com](mailto:familypromisehudsonco@gmail.com) and/or call (201) 448-1839.

<https://www.familypromisehudsoncountynj.org/>

### Hudson Housing Finder:

[www.hudsoncountynj.org/Hudson-housing-finder](http://www.hudsoncountynj.org/Hudson-housing-finder)

Free online registry to find affordable apartments / homes throughout Hudson County.

**Garden State Episcopal CDC Coordinated Entry** provides centralized, focused access to Homelessness Services for Homeless Individuals and Families throughout Hudson County. Services include comprehensive intake and assessment, as well as linkages to Case Management, Housing Opportunities, and Supportive Services. Please call or visit: **Coordinated Entry at Hudson CASA** 514 Newark Ave., Jersey City Weekdays: 9:00am-4:00pm Tuesdays: 9:00am-2:00pm (201)604-2600

email: [DOAH@jcnj.org](mailto:DOAH@jcnj.org)



### St. Mary's Residence

A safe, affordable rooming house for working, low-income women. Each resident pays monthly rent for a private bedroom and shares common living space with other residents. Breakfast and dinner are served daily in a spacious dining room. Residents at St. Mary's are typically under employed and do not have the skills needed to advance in their jobs. Living at St. Mary's allows time to improve their skills and/or advance their education and start earning a higher income.

The rent includes a private fully furnished room, one complete set of bedding, 2 meals per day, housekeeping in the common areas and a private storage area. Coin operated laundry facilities are located onsite. <https://yorkstreetproject.org/our-programs/st-marys-residence/>



THE HUDSON COUNTY ALLIANCE TO END HOMELESSNESS

<https://hudsoncountyhomeless.com/>

coming soon



Consolidated Affordable Housing Portal

[www.jerseycitynj.gov/residentresources/affordablehousing](http://www.jerseycitynj.gov/residentresources/affordablehousing)



# Starling.

3 BRAND NEW AFFORDABLE APTS  
AVAILABLE FOR IMMEDIATE  
OCCUPANCY AT STARLING

66 MONITOR STREET,  
JERSEY CITY, NJ 07304



# SOLARIS LOFTS

1 AFFORDABLE APT AVAILABLE  
FOR IMMEDIATE OCCUPANCY  
AT SOLARIS LOFTS

65 MAPLE STREET,  
JERSEY CITY, NJ 07304



## MAXIMUM GROSS ANNUAL INCOME

PEOPLE	ONE	TWO	THREE	FOUR
80% AMI	\$68,160	\$77,920	\$87,680	\$97,360

SOLARIS LOFTS MONTHLY RENT	STARLING MONTHLY RENT		
1 AVAILABLE STUDIO	1 AVAILABLE STUDIO	1 AVAILABLE 1 BR APT	1 AVAILABLE 2 BR APT
80% AMI - \$1,651	80% AMI - \$1,651	80% AMI - \$1765	80% AMI - \$2112

**APPLICATION FEE \$75 (IF SELECTED FROM THE LOTTERY)**

### SECURITY DEPOSIT

**APPLICANTS WITH CREDIT CHECKS DEEMED 'APPROVED' WILL HAVE THE OPTION TO PAY A REFUNDABLE SECURITY DEPOSIT OF \$1,500 OR A NON-REFUNDABLE \$375.**

**APPLICANTS WITH CREDIT CHECKS DEEMED 'CONDITIONALLY APPROVED' WILL HAVE THE OPTION TO PAY A REFUNDABLE DEPOSIT OF \$2,000 OR A NON-REFUNDABLE \$500.**



**Complete and submit the application and  
accompanying information before**

**April 30, 2024 at 5:00 pm to be entered into the lottery.**

**Application forms can be picked up from the Atlas leasing office located at 270  
Johnston Ave, Jersey City, NJ.**

**MAIL, EMAIL, OR DROP OFF APPLICATION TO:**

Starling  
66 Monitor Street, Jersey City, NJ 07304  
Monday-Friday | 9:00 am-6:00 pm  
starling@somliving.com | 551.210.4631

Solaris Lofts  
65 Maple Street, Jersey City, NJ 07304  
Monday-Friday | 9:00 am-6:00 pm  
SolarisLoftsmgr@somliving.com | 551.305.4923  



# Brand New Affordable Studio + Den Unit For Sale



**Development:** Galleria on Provost

**Location:** 144 First Street Jersey City, NJ

**Available:** Affordable Studio + Den Unit For Sale Project

**Website:** [https://epire.nyc/epire\\_projects/144-first-street/](https://epire.nyc/epire_projects/144-first-street/)

Number of Units	Unit Type	Bathroom	Size Sq. ft.	Price
1	Studio + Den	1	600	\$294,253

**Developer:** Epire

**Estimated Occupancy:** Available now.



Income Limits: One (1) unit is currently available to income-qualified applicants whose combined household income, including income from assets, meet the criteria for purchase of one of these affordable workforce housing units. "Workforce" is defined as the total combined annual income for all members of a household whose total income is greater than 80% of the Area Median Income ("AMI") but does not exceed 120% of the AMI adjusted for household size based upon U.S. Department of Housing and Urban Development data. The minimum and maximum income ranges are included in the table below. All household members age 18 and older must provide proof of income from all sources.

Income Limits		
Type	Household Size	
	1 Person	2 Person
Recommended Minimum Income (80%)	\$68,150	\$77,850
Maximum Income (120%)	\$102,225	\$116,775

\*Prices & Income Limits are subject to change without notice\*

The Open Application Acceptance Period for this project starts on March 1, 2024. Preference will be given to residents of Jersey City, then to all other non-Jersey City Residents. **In order to be considered for this affordable workforce housing unit applicants are required to complete and submit a Preliminary Application to Acuity Consulting Services, LLC ("ACS"), the Administrative Agent for this project, by 11:59 p.m., May 31, 2024. Applications will be prioritized and reviewed on a first come, first served basis as they are received, starting March 1, 2024.** No fees are required in order to apply; however, at closing an \$800 document processing fee is required to be paid to the developer/seller.

### Unit Amenities

All units include: Washer/Dryer, Wood Flooring, Marble Countertop, Stainless Steel Appliances, Dishwasher, Custom Kitchen Cabinets Made in Italy, Marble Tiled Bathrooms, Custom Bath Vanities/Mirrors, and HVAC Systems with Linear Diffusers. All units are ADA adaptable.



\*New York View, River View, Near Train, Near Shopping, Near Bus, Near Parks, Near Schools, Near Path

Application information is available in Spanish, Arabic, Urdu, Gujarati, and Hindi upon request. Notification of a position in the waiting list does not indicate an income eligibility certification, program eligibility, or unit placement.

### Building Amenities

Doorman, Gym, Children Playroom, Two Elevators, Roof Indoor/Outdoor Lounge, Terrace with BBQ Stations, Bike Room, and One Storage Locker (free of charge use)

\*Please note the property is subject to HOA fees of \$394.60/month

[Click here to access the Preliminary Application](https://docs.google.com/forms/d/e/1FAIpQLSd-PQXQFpNI0ILU9Nxz3YtKi3IA4YFKvzYu29LZtDkBrDYq3Q/viewform?usp=sf_link) or copy and paste the following link into your web browser:

[https://docs.google.com/forms/d/e/1FAIpQLSd-PQXQFpNI0ILU9Nxz3YtKi3IA4YFKvzYu29LZtDkBrDYq3Q/viewform?usp=sf\\_link](https://docs.google.com/forms/d/e/1FAIpQLSd-PQXQFpNI0ILU9Nxz3YtKi3IA4YFKvzYu29LZtDkBrDYq3Q/viewform?usp=sf_link)

If needed, you may contact ACS for assistance in accessing the application via email to

admin@acuitytoday.com (preferred), by calling 551-296-7770, or by mail to 65 Capri Drive, Brick, NJ 08723.

# Legal Assistance Information/Eviction

Legal Services for qualified tenants regarding civil matters only			
#	The Waterfront Project	830 Bergen Ave. Suite 4A Jersey City, NJ 07306	(551)-256-7578 M-F 9 AM-4 PM
#	Northeast New Jersey Legal Services	574 Summit Ave. 2 <sup>nd</sup> FL Jersey City, NJ 07306	(201)-792-6363 M-F 8:30 Am-5 PM
Legal Referrals			
#	Hudson County Bar Association	\$35 (3 references) 583 Newark Ave. Jersey City, NJ 07306	201-798-4708 M- F 9 AM-4 PM#
Superior Court of NJ- Hudson County			
#	Superior Court of New Jersey- 201-748-4400 (extension 60028)		
	<ul style="list-style-type: none"> <li>• <b>Press 1</b> (English) <b>Press 2</b> (Spanish)</li> <li>• <b>Press 3</b> –Special Court Part</li> <li>• <b>Press 1</b> –Tenant Landlord Court</li> </ul>		
#	Listen to all options or Press 5 for general questions (Live person)		
	<b><u>Location</u></b>		
	595 Newark Avenue, Jersey City, NJ 07306 M-F 8:30 AM-4:30 PM		
	<b>Ombudsman (Public advocate)</b> -Can help you find information and offices. They can explain court processes and guide you through the court		
	Our court staff can give procedural guidance, but they cannot give legal advice.		
	There Ombudsman CANNOT, give you legal advice or recommend a lawyer. They cannot give you an opinion about what will happen if you do bring you case to court.		
	<b><u>Hudson County Administration Bldg</u></b>		
	595 Newark Avenue Suite/Room 102, Floor 1 Jersey City, New Jersey 07306 <a href="tel:201-748-4400">201-748-4400</a> ext. 60145 <a href="mailto:HudsonHelp.Mailbox@njcourts.gov">HudsonHelp.Mailbox@njcourts.gov</a>		
#	<b><u>Lewis S. McRae Justice Complex</u></b>	365 Summit Ave. Jersey City, NJ 07306	
	<b>Jersey City Municipal Court House</b>	201-209-6700	Monday-Thursday 8:30 am-7:30 pm Friday 8:30 am-4:30 pm

## **Eviction**

With limited exceptions, the New Jersey (N.J.S.A.2A:18-61.1 ET SEQ.) protects your right to remain in your home. Foreclosure alone is not a ground for eviction of a tenant. This law protects you even if you do not have a written lease.

Examples of “Good Cause”:

- Failure to pay rent
- Willfully damaging the premises
- Personal occupancy by the owner of the house or apartment that you now live in

A residential tenant in New Jersey can be evicted, only through a court process. Only a court officer, with a court order may remove you from the premises, and only after you have been given the opportunity to defend yourself in court.

## **Community Health Law Project**

Mission: To provide legal advocacy services, training, education and related activities to persons with disabilities and chronic health conditions and, in certain issues, to organizations representing their interests, with an emphasis on those most vulnerable and needy.

**North Jersey Main Office**    650 Bloomfield Avenue, Suite 210    P:(973)-680-5599  
Bloomfield, NJ 07003    TTY:(973)-680-1116  
Email: [Bloomfield@chlp.org](mailto:Bloomfield@chlp.org)

*Managing Attorney: Rehana Rasool*  
*Supervising Advocate: Amayra Lugo*

**East Jersey Main Office**    65 Jefferson Avenue, Suite 402    P: (908)-355-8282  
Elizabeth, NJ 07201    TTY: (908)-355-3369  
Email: [Elizabeth@phlp.org](mailto:Elizabeth@phlp.org)

*Managing Attorney: Sean Benoit*  
*Supervising Advocate: Laurie Gruber*