

NOTICE OF AVAILABILITY OF AFFORDABLE RENTAL UNITS

35 JEFFERSON AVENUE – WESTWOOD, NJ FIRST WESTWOOD RESIDENCES

The Borough of Westwood announces that 5 affordable housing units will be available for rent in the 35 Jefferson Ave. First Westwood Residences development (<https://www.firstwestwoodresidences.com>). The housing is under development by 35 Jefferson Realty and is available for very low, low- and moderate-income households. 35 Jefferson is located at 35 Jefferson Avenue in Westwood.

The affordable housing available includes rents from \$621 to \$1,606/month and includes one, two, and three bedroom units. Sewer, water and trash removal are included in the rent. Heat, hot water and appliances are all electric. Electric is paid by the tenant. Interested households will be required to submit an application and income documentation, in order to qualify. Once qualified they will also be subject to a credit check and tenant check by the rental agent. The maximum household incomes permitted for the three income levels are:

Income level/ Household size	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
Moderate Income	\$64,764	\$74,106	\$83,267	\$92,519	\$99,921	\$107,322
Low Income	\$40,477	\$46,260	\$52,042	\$57,825	\$62,451	\$67,077
Very Low Income	\$24,286	\$27,756	\$31,225	\$34,695	\$37,470	\$40,246

35 Jefferson Affordable Rental Units			
Income level	Bedrooms	Sq Footage	Net Rent
Very Low Income	2	620	\$621
Moderate Income	3	934	\$1,606
Low Income	2	732	\$1,141
Moderate Income	2	732	\$1,401
Low Income	1	502	\$961

In order to qualify, applicants must meet the income guidelines, will be required to demonstrate the ability to pay a security deposit (one and one half months rent) and first month's rent and will agree to live in their unit as the family's primary residence.

Those interested in applying for one of these units must submit a preapplication by December 16, 2022. Preapplications are available online at the Westwood Borough website by searching for "Affordable Housing" and will be found at this link:

<https://www.westwoodnj.gov/DocumentCenter/View/2656/Wstwd-Aff-Rental-Sales-PreApp-10-22>

Preapplications are also available at the Westwood Library and Municipal Building, Hudson County Administration Building and library, Bergen County Administration Building and library, Passaic County Administration Building and library and Sussex County Administration Building and library. Preapplications can also be requested via email through Westwood's Affordable Housing Coordinator, Community Action Services, at (732) 485-0756 or emailing at westwoodaffordablerentals@gmail.com. Applications will be accepted until 5PM, Friday, December 16, 2022. There is no fee to submit your preapplication.

Within one week of this December 16 closing date, the Borough will conduct a lottery for all applicants that submitted preapplications to determine which will be invited first to apply for the available units. The lottery will be open to the public and applicants will be notified of the date and time. But it will not affect an applicant's chances in the lottery if they are unable to attend. The results of the lottery will be posted on the Affordable Housing section of the Westwood Borough website.

Applicants will only be invited to apply for units whose size fits a family's composition and their income level. Applicants for these 5 units will remain on the Borough's prioritized Waiting List, however, for any future Westwood affordable units that become available.

Visit www.njhousing.gov or call 1-877-428-8844 for more New Jersey affordable housing opportunities.

Although any income eligible households may apply, individuals who live OR work in Hudson, Bergen, Passaic, and Sussex Counties will be selected before applicants not living or working in these 4 NJ counties.