

BOROUGH OF
NEW PROVIDENCE

SETTLED IN 1720

Margaret Koontz
Administrative Agent
Affordable Housing Program

Thank you for your interest in affordable housing in New Providence. The Borough administers 39 affordable housing units with two additional units under construction. Application forms are available on the Borough's website. The Borough has established a waiting list for affordable units that may become available. To be added to the waiting list for future openings, you must complete and file a preliminary application. You will be added to the waiting list on a date-received basis.

The Borough rarely has a vacancy, so you may wish to contact other towns' Affordable Housing offices or check the NJ Affordable Housing website for a listing of available units elsewhere. The State's website is <http://www.njhrc.gov/>. Click on "Find Housing", then on the next screen, choose "Rentals" or "For Sale", depending on your needs. On the following screen you will see a list of all the counties in New Jersey and under each county, the towns that have units available. To obtain details about applying for any of these units, follow the posted instructions, go to the town's website or call the town's Affordable Housing office. Availability can change quickly, so we recommend you check this site often.

Income limits are determined by the NJ Council on Affordable Housing and vary by region. Our housing units are located in Region #2, which includes the counties of Essex, Morris, Union and Warren. Income limits may change from year to year and depend upon the number of persons in the household. The current income limits are shown on the next page.

Please feel free to contact our office at any time to check on the timing of the Borough's application process.

We wish we had enough affordable housing for all. Good luck in your search!

Best regards,

Margaret Koontz
Affordable Housing
Administrative Agent

2020 Affordable Housing Income Limits		
Number of Persons in Household	Maximum Annual Income Low-Income Units	Maximum Annual Income Moderate-Income Units
1	\$36,928	\$59,085
2	\$42,204	\$67,526
3	\$47,479	\$75,967
4	\$52,755	\$84,408
5	\$56,975	\$91,160
6	\$61,196	\$97,913

AFFORDABLE HOUSING UNITS IN NEW PROVIDENCE								
Development/Location	Number of Units by Affordable Housing Category*						Total # of units	Type of Units
	1-L	1-M	2-L	2-M	3-L	3-M		
Total # Units Each Category	6	3	12	12	3	5	41	
Spring Gardens – 851 Springfield Ave.	1		2	2		1	6	Garden apartments – rentals
Stonefields – 50 Union Ave.			1			1	2	For-sale townhomes
Patriot Village – Division Ave.	1			2	1		4	Apartments – rentals
Murray Hill Farms – Timothy Field Road	2	2	4	3	1	1	13	For-sale condominiums
Southgate at Murray Hill			1	1			2	For-sale townhomes
The Villages at New Providence – Corner Spring St. & Floral Avenue	1	1	3	3	1	1	10	Apartments - rentals
Riverbend (Marion Avenue)				1		1	2	For-sale condominiums
Riverbend (Marion Avenue) – Approved Under Construction			2				2	For sale condominiums
Additional Units – Senior Citizens Only								
Barabash Manor – 101 Academy St. Age-restricted and income-restricted 1-bedroom apartments (Contact Cora Terzo - Manager – 908-464-6131)	22						22	Apartments – rentals
<p>*Key –</p> <p>1-L = 1 bedroom low income 1-M = 1 bedroom moderate income</p> <p>2-L = 2 bedroom low income 2-M = 2 bedroom moderate income</p> <p>3-L = 3 bedroom low income 3-M = 3 bedroom moderate income</p>								