

The Borough of New Providence offers a Rental Rehabilitation Program to assist rental properties occupied by very low-, low-, and moderate-income households to correct existing health, safety, and code violations. Landlords of renter-occupied housing units are eligible to receive funding for rehabilitation if the rental units are determined to be occupied by very low-, low-, and moderate-income households and if the units are determined to be substandard. Substandard units are those units requiring repair or replacement of at least one major system. A major system is any one of the following:

- Roof
- Plumbing (including wells)
- Heating
- Electrical
- Sanitary plumbing
- Load bearing structural systems
- Lead paint abatement
- Weatherization (building insulation for attics, exterior walls and crawl space, siding to improve energy efficiency, replacement storm windows and storm doors, and replacement windows and doors)

The occupants of the units must have incomes that fall within the income guidelines established for Union County by the Council on Affordable Housing (COAH) or the Affordable Housing Professionals of New Jersey. These income limits are revised annually.

While the Borough's program is specifically a rental rehabilitation program, Union County administers owner-occupied single-family rehabilitation programs through its Home Improvement and Senior Home Improvement Grant Programs. Information on these programs can be found on the Union County website (www.ucnj.org) under Economic Development, Bureau of Housing.

For additional information see the [Rental Rehabilitation Program Operating Manual](#) or contact Margaret Koontz at mkoontz@newprov.org.