

**INFORMATION TO BE CONVEYED TO FOLKS INQUIRING ABOUT
AFFORDABLE HOUSING APPLICATIONS:**

You may apply for information on Affordable Housing sales and rentals from our Affordable Housing Administrative Agent, CGP&H at AffordableHomeNewJersey.com.

If the application does not include all required information, you will be notified by CGP&H to submit all requirements. Once your application is complete, you will be notified by CGP&H whether your annual family income and family size qualify for a Certification to be considered for an Affordable Housing unit should one become available. *(Notwithstanding your minor children, only adults whose income has been taken into consideration to determine your income eligibility may reside in an affordable housing unit.)*

According to the rules that govern Affordable Housing, an approved application is placed on a list for a one bedroom; two bedroom or three bedroom unit based on; your family's annual income, number of family members and sex of family members and whether your income qualifies as very low, low, moderate or median. You are encouraged to advise CGP&H in writing of any change in income, family size, mailing location or contact phone number to maintain your certification.

Please be aware that if your family is a husband and wife and your family size is increased by the birth of a child, your placement on the list for a one bedroom unit must be changed to a two bedroom unit. This is an occupancy rule that is mandatory. If the birth was twins; (a male & female), as per the occupancy rule, your placement must change to a three bedroom unit –(due to the different sex of the children – each must have their own bedroom).

The impact of this mandatory occupancy rule is, although you may be next on the list for a one bedroom unit and if your family size changes, you may be at the end of a long list for a two or three bedroom unit depending on the circumstances of your family size and the date your application was approved. This is simply one of the required rules the Township must comply with. This example demonstrates to you the reason you should not have an expectation of an entitlement of an Affordable Housing unit.

Vacancies occur only either: 1) when new units are built in Wyckoff or a unit becomes available due to an occupant/family situation change(s) and 2) when occupants move from the Affordable Housing unit to a market rate unit..

The Township of Wyckoff complies with the Mt. Laurel mandate to provide zoning for the opportunity for Affordable Housing. You should not have an expectation of an entitlement for an Affordable Housing unit. The Township of Wyckoff implements this mandate in an efficient and effective manner with the resources provided by the governing body.

We encourage all persons/families who believe they have a legitimate low or moderate income as defined by the USHUD to apply. Housing application is only available through our Administrative Agent, CGP&H and can be accessed via our website at www.wyckoff-nj.com.

Good luck to you.