



Dear Applicant,

Thank you for your interest in **Project Home Urban Renewal**! Please take the time to carefully review and fill out this rental application. All questions on the application must be answered, if the question is not applicable to your situation, please enter “No” or “N/A”. Incomplete applications will not be processed nor returned to you.

Project Home Urban Renewal is a Low-Income Housing Tax Credit development for persons 55 and older only. Below are the income and income limit guidelines. We accept Housing Vouchers.

*RENTS		Utility Allowance	Minimum Income/Bedroom Size	
1 Bdrm	\$ 1,256 - \$1,700*	\$95**	1 Bedroom	\$45,180
2 Bdrm	\$ 1,507 - \$1,940*	\$126**	2 Bedroom	\$54,216
3 Bdrm	\$ 1,742 - \$2,370*	\$156**	3 Bedroom	\$62,640

HOUSEHOLD MAXIMUM INCOME LIMIT @ 50% AMI – Effective 5/01/2025

1 Person	2 People	3 People	4 People	5 People	6 People
\$46,900	\$53,600	\$60,300	\$67,000	\$72,400	\$77,750

Once a completed application is received, if you meet the income and age requirements, your application will be placed on the Waiting List. When we anticipate that an apartment will soon be available and you are next on the list, we will contact you to schedule an Intake Interview. This appointment will include a review of the information you provided along with a review of income, assets, and family composition information you will be asked to provide. The last pages of the application outline the list of documents you are required to bring for the interview and a floor plan of the apartments. Please save those pages, and this page, for your records. If all preliminary information determines you are eligible, we will schedule a 2nd interview at which point you will need to provide further details regarding income and assets, and it is at this point that we will run credit and criminal background checks on all persons 18 years of age and older.

It will be your responsibility to inform us if there are any changes in *Address, Phone Number, Name, etc.*, after being put on the Wait List. Failure to do so may result in us not being able to contact you when an apartment becomes available and your application to be removed from the Wait List.

Final approval will be based on our review of your application and supporting documents.

Please note that being placed on the Wait List *does not guarantee that you are approved for an apartment.*

If you have any questions, please feel free to visit us or give us a call; we would be happy to help!

Project Home Management

** Utility Allow change eff 2/1/2025

****Rents are subject to change annually based on NJHMFA's 50% Set-asides, Maximum Rents, Income Limits, and Utility Allowances.***

Your need is our mission.®

657 Bergen Avenue, Jersey City, NJ 07304

P 201-360-2453 | F 201-332-4359

www.lsmnj.org

