



CGPH

Community Grants, Planning & Housing
Good People. Great Results. Since 1993.

1249 South River Road, Suite 301
Cranbury, NJ 08512
www.cgph.net 609 664 2769 Fax: 609 664 2786

November 3, 2022

Township of Little Falls
225 Main Street
Little Falls, NJ 07424

RE: Affordable Housing Opportunity in Little Falls, New Jersey

To Whom It May Concern:

The enclosed flyers are for State-regulated affordable housing available in Little Falls, New Jersey.

Affordable housing is a wonderful opportunity for households in the low and moderate-income category to obtain proper housing at affordable reduced rental prices. In accordance with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1), the affordable units must be affirmatively marketed in regional county administration buildings and main branches of county libraries, including your location. Therefore, your cooperation in making the flyers available to any interested parties that come in to pick one up is greatly appreciated. You are not required to mail the flyers to the applicants, merely just have them available to any interested parties that come in to pick one up.

We respectfully request that you take a moment and place the flyers in high traffic areas, such as the lobby of your building. We also request that you add this information to your website. Additionally, we encourage you to share this information with your employees or anyone else that may be interested in affordable housing.

Please do not hesitate to contact me at 609-664-2769 extension 5, or stephanie@cgph.net if you have any questions regarding this request or would like additional copies of this flyer.

Thank you in advance for your cooperation and support in assisting this community service.

Sincerely,

Stephanie Rubin
Administrative Assistant

DON'T MISS THIS OPPORTUNITY!

AFFORDABLE APARTMENTS FOR RENT IN LITTLE FALLS



Please submit a preliminary application at www.AffordableHomesNewJersey.com and join the Little Falls Rental Waiting list by **December 29, 2022** to be included in the random lottery number drawing to determine priority order. If you do not have an email address, call 609-664-2769 ext. 5.

- Citizen Little Falls is located at 405 Main Street in Little Falls, Passaic County.
- Unit amenities include: central AC; dishwasher; washer & dryer.
- Community amenities include: business center, courtyard, fitness center, lobby, lounge, and pet spa.
- Pets allowed - fees apply.
- Parking is \$100 per space.
- This is a smoke-free community.
- Although any income eligible households may apply, residents and workers of Bergen, Hudson, Passaic, and Sussex counties will be selected before residents of other counties or states.

Affordable Homes New Jersey
a CGP&H service



43 NEW affordable rentals will be available Winter 2023.
Rents, not including utilities, are below:

1 Bedroom		2 Bedrooms		3 Bedrooms	
One Very Low	\$492	Four Very Low	\$578	One Very Low	\$652
Four Low	\$925	Nine Low	\$1,098	Four Low	\$1,253
Four Moderate	\$1,142	Twelve Moderate	\$1,358	Four Moderate	\$1,554

Maximum Gross Income by Household Size

Household Size	Very Low	Low	Moderate
1	\$24,286	\$40,477	\$64,764
2	\$27,756	\$46,260	\$74,016
3	\$31,225	\$52,042	\$83,267
4	\$34,695	\$57,825	\$92,519
5	\$37,470	\$62,451	\$99,921
6	\$40,246	\$67,077	\$107,323