



Strengthening communities by creating lasting and responsible homeownership.

HOUSING PARTNERSHIP

NeighborWorks®
HomeOwnership Center

INCOME RESTRICTED SENIOR HOUSING GUIDE

2 East Blackwell Street, Dover, NJ 07801 • 973-659-9222 • www.housingpartnershipnj.org • contact@hpnj.us



INCOME RESTRICTED SENIOR RENTAL OPPORTUNITIES in the MORRIS COUNTY AREA

Municipality	Complex Name & Location	Contact	Min. Age & Max. Income	Units	Additional Information
Basking Ridge	Ridge Oak Senior Housing - 150 Manchester Drive Ridge Oak II Senior Housing - 35 Lindbergh Lane	Christina Radoza Ridge Oak, Inc. (P) 908-221-0266 X35 (F) 908-221-0042	62+ years 1 person - \$45,500 2 people - \$52,000	286	Studio, one & two bdrms. Rent based on income. Utilities included accessible units. Smoke free facility. Bus service available.
Boonton	Chestnut Cottage - Chestnut Street	Mark Bizzarro Boonton Housing Authority (P) 973-335-0846 (F) 973-335-0955	62+ years or SSD 1 person - \$45,500 2 people - \$52,000	14	Studio, one & two bdrms. Rent based on income. Some accessible units. Utilities included, wait list closed.
	Riverview Apartments - Plane Street			12	One & two bdrms. Rent based on income. Some accessible units and elevators available. Utilities inc. Applications by appointment only, wait list closed
Butler	Butler Senior Community - Ace Road	Valerie Altiero (P) 973-492-3700 (F) 973-492-5331	62+ years or SSD 1 person - \$31,700 2 people - \$36,300	89	One bdrm units. Rent based on income. Some barrier free units for mobility-impaired persons 18 and older. H/HW included, transportation available. Three – five years waiting list.
Chester Borough	Robert Cole Apartments - Main Street	Jean McLaughlin (P) 908-879-9050 (F) 908-879-8806	62+ years or SSD 1 person - \$49,008 2 people - \$56,009	38	One bdrm units, Rent based on income. Two accessible units including lower cabinets and sliding doors. Two - three year waiting list.
Denville	Cooks Pond Senior Housing - Diamond Spring Road	Carolee Wineburgh (P) 973-664-1080 (F) 973-664-1083	62+ years 1 person - \$38,400 2 people - \$43,860	69	One & two bdrms. Some handicapped accessible units. Utilities inc. two - three year waiting list.
Dover	Spruce Senior Housing - Spruce Street	Dover Town Hall (P) 973-366-2200 X1142	55+ years 1 person - \$30,800 2 people - \$35,200	90	Two bdrm units. Rent is \$578 per month plus utilities. For questions call Marge Knudsen at 201-836-4500.
	John J. Rich Dover Senior Apt. - East Blackwell Street	Dover Housing Authority (P) 973-361-9444 (F) 973-361-6204	62+ or 55 years & SSD 1 person - \$45,500 2 people - \$52,000	59	Studio & one bdrm. Rent based on income. Some handicapped accessible units. Mass transit nearby. Two - three year waiting list.
	Mill Pond Towers - Bassett Highway	Sally Jiles (P) 973-361-2604 (F) 973-361-6546	62+ years or SSD 1 person - \$45,500 2 people - \$52,000	128	One bdrm units. Rent based on income. Some handicapped accessible units. Two year wait list.
Franklin, Sussex Co.	Concetta Towers - Catlin Road	John Ambrosio (P) 973-209-2808	62+ years 1 person - \$45,500 2 people - \$52,000	40	Very low, low and median, HUD subsidized units, studio & one bdrm. Some handicapped accessible units. Utility subsidy provided.
	Franklin House - Mill Street	Jennifer Covach (P) 973-823-6395	55+ years 1 person - \$38,100 2 people - \$43,560	94	One bdrm units. Rent based on income. Call for application. Sussex Co. income guidelines.
Hanover	Lester Senior Housing - Rt. 10	Barbara Knops (P) 973-428-0300 x217 (F) 973-428-5270	62+ years 1 person - \$50,072 2 person - \$57,225	36	One bdrm units. ADA accessibility and adaptability. Transportation available. Max. assets = \$171,541. Waiting list varies.
	Sterling Parc - Glen Drive, Cedar Knolls	Liza Deaett (P) 973-267-4493	62+ years 1 person - \$31,295 2 people - \$35,766	56	One bdrm & limited two bdrms. Rent is not based on income. ADA accessibility & adaptability. Elevators. Clubhouse.
Jefferson	Jefferson Chase - Berkshire Valley Road	National Church Residences Audrey Kazimir (P) 973-208-6699 (F) 973-208-1236	62+ years 1 person - \$31,750 very low, 2 people - \$36,300	49	One bdrm units, secure entry, can stop by for application two year wait list

Municipality	Complex Name & Location	Contact	Min. Age & Max. Income	Units	Additional Information
Long Hill Township	Lounsberry Meadow - Valley Road, Sterling	Pam Lopez (P) 908-647-0544 (F) 908-647-3818	62+ years 1 person - low \$32,000, mod 36,550 2 people - \$38,400, mod \$43,860	51	Studio & one bdrm units. Some accessible units. Short wait list.
Madison	Rexford S. Tucker Apartments - Chateau Thierry Avenue	Madison Housing Authority (P) 973-377-0258 (F) 973-377-5237	62+ years 1 person - \$45,500 2 people - \$52,000	78	One & Two bdrm units, rent based on income. Some accessible units. Transportation available. Preference to Madison residents and parents of residents. One - three year waiting list.
	Robert T. Burroughs Apts (COA) - Cook Avenue			12	One bdrm units. Rent based on income. Accessible units. Preference to Madison residents and parents of residents one year or less wait list.
	The Firehouse Apartments (COA) - 24 Central Avenue			12	One & two bdrm. Waiting list closed.
Mendham	Mendham Area Senior Housing - Heritage Manor Drive	Melanie Miller (P) 973-543-2666 (F) 973-543-8889	62+ years or SSD 1 person - \$54,300 2 people - \$61,250	40	One bdrm units, rent based on income. Some handicapped accessible units. Utilities not included. One-two year waiting list.
Morris Plains	The Highlands at Morris Plains	(P) 973-538-6262 (F) 973-538-5995	55+ years low income 1 person \$30,630-32,818 2 person \$32,819-35,006	18	One bdrm units. ADA accessibility & adaptability. Elevators. Clubhouse, fitness center, business center, grilling area in courtyard.
Morristown	- 31 Early Street - 39 Early Street - 29 Ann Street	Morristown Housing Authority (P) 973-292-4155 (F) 973-538-3979	62+ years or SSD 1 person - \$45,500 2 people - \$52,000	270	Studio & one bdrm units. Rent based on income. Some accessible units. one year or less wait list.
Mt. Olive Township	Mount Olive Manor 1&2 - Flanders Bartley Road	Carolyn Swenson (P) 973-252-1403 (F) 973-252-3049	62+ years 1 person - \$31,750 2 people - \$36,003	110	Studio & one bdrm units. Rent based on income. Some accessible units.
Parsippany	Brookside - Parsippany Boulevard	Cheryl Nussman (P) 973-299-1620 (F) 973-402-1828	62+ years 1 person- \$31,750 2 people- \$36,003	191	Studio & one bdrm units. Rent based on income. H/HW included. Some accessible units. One and a half - three year waiting list.
	Baldwin Oaks - Baldwin Road	Sari Rivers (P) 973-335-9110 (F) 973-335-9131	62+ years or SSD	250	One bdrm units. Rent based on 30% income. Some accessible units. Transportation available. Wait list closed.
Pequannock	Pequannock Senior Housing - Boulevard	Hebenstreit (P) 973-694-8555 (F) 973-694-1322	62+ years 1 person - \$45,500 2 people - \$52,000	112	Studio & one bdrm units. Some handicapped accessible units. H/HW included, wait list closed.
Roxbury	Lakeside Village - Righter Rd., Succasunna	Michele O'Toole (P) 973-584-0004 (F) 973-584-0004	62+ years or SSD 1 person - \$38,200 2 people - \$43,860	105	Studio, one & two bdrm units. \$15K minimum income. All accessible units. six months – one year waiting list.
Sparta Sussex County	Knoll Properties -39 Trapasso Drive	Lisa Reddinger (P) 973-729-4311	62+ years or 55 Disabled 1 person - \$31,750 2 people - \$36,003	40	Waiting list is currently closed. Studio, one & two bedroom units

Washington Township	Brittany Manor - East Ave. & Route 46	Donna Blakely (P) 908-852-6729 peachtreej@yahoo.com	55+ years 1 person – low \$31,295 mod \$50,072 2 people – low \$35,766 mod \$57,225	38	One bdrm units, handicapped accessible units. Transportation available, cats allowed only indoor, wait list open. Ask for application.
West Orange, Essex. Co.	Jewish Federation Plaza - Northfield Avenue	Freyda Pineles (P) 973-731-2020 X3972	62+ years 1 person - \$45,500 2 people - \$52,000	134	Units follow Essex County income guidelines. Studio and 1 bdrm units. Some handicapped accessible units. 1-2 year wait list.
Wharton	Centennial Court - North Main Street	Donna Helbig (P) 973-442-9091 (F) 973-442-9109	62+ years 1 person - \$38,400 2 people - \$43,860	100	One & two bdrms units. No rental assistance available. Accessible units. Near public transportation. Free transportation by Wharton. Accepting applications. IBR \$725/877; 2BR \$1061.
Whippany	Lester Senior Housing - Route 10	Barbra Knopf (P) 973-929-2725	62+ years 1 person - low \$31,295 mod \$50,072 2 people - low \$35,766 Mod \$57,225	180	Independent and assisted living. Less than one year waiting list. Asset limit; \$171,541, 1 bedroom, independent living, water included.
MORRIS COUNTY HOUSING AUTHORITY					
Morris Township	Morris Mews - Ketch Road	Giovanna McClendon (P) 973-540-0389 (F) 973-540-1914	62+ years or SSD 1 person - \$31,750 2 people - \$36,300	100	Studio, one & two bdrm units. Rent based on income. Some handicapped accessible units. Accepting applications
Randolph	India Brook - Calais Road		55 + years 1 person - \$45,500 2 people - \$52,000	100	Studio, one & two bdrm units. Rent based on income. Some handicapped accessible units. H/HW inc. one - two year waiting list.
Rockaway Township	Pleasant View Village - Mount Pleasant Ave.		Apply in person at Ketch Road	55 + years 1 person - \$44,950 2 people - \$51,400	75
OTHER HOUSING OPTIONS					
Frankford, Sussex. County	Knoll Shared Housing - Route 655	Lisa Reddinger (P) 973-729-4311	62+ years 1 person - \$49,008 2 people - \$56,009	10	Independent communal living, two homes w/ five bedrooms each. Private bedrooms w/ bath, shared living room, kitchen, etc. Rent based on income. Currently taking applications. Vacancies.
Morristown	Mt. Kemble Home - Mt. Kemble Ave	Meg Bennett (P) 973-538-0675 (F) 973-543-5940	62+ years (ladies only) 25% of income towards rent	18	Rent based on income. Apartments with single rooms include refrigerator and stove, shared bath only.
Morris Township	Dean Gallo Congregate Housing - Ketch Road	Giovanna McClendon (P) 973-540-0389 (F) 973-540-1914	62+ years 1 person - \$45,500 2 people - \$52,000	19	One bdrm units. Rent based on income. Congregate Housing services such as, one meal per day, housekeeping, laundry and shopping available on a sliding scale charge. Some handicapped accessible units. Utilities inc. Transportation available. Accepting applications
FOR SALE UNITS					
Lincoln Park	Coventry Run - Route 202	Piazza & Associates 609-786-1100, Ext. 5 www.HousingQuest.com	52+ years 1 person - \$49,008 2 people - \$56,009	4	Waiting list is closed. Call for more information. www.housingquest.com , affordable applications link
Kinnelon	Kinnelon Heights - Maple Lake Road	Housing Partnership (P) 973-659-9222 (F) 973-659-9220	55+ years 1 person - \$49,008 2 people - \$56,009	16	Accepting preliminary applications. Email: contact@hpnj.us.

Montville	Longview - <i>Vreeland Avenue</i>	Meghan Hunscher (P) 973-331-3340 (F) 973-334-0180	62 + years 1 person - \$49,008 2 people - \$56,009	89	One & two bedroom. Transportation available. Call for waiting list. www.montvillenj.org
West Milford, Passaic County	Bald Eagle Common - <i>Cahill Cross Road</i>	Piazza & Associates 609-786-1100 X310 Sonia Walters	55+ years 1 person – \$49,008 2 people – \$56,009	11	Units follow Passaic County income guidelines. All handicapped accessible. Call for information.

* Income limits are approximate – updated last 9-14-12