



**CENTRAL JERSEY
HOUSING RESOURCE CENTER (CJHRC)**
501(c)(3) non-profit organization & HUD Agency



CJHRC RESALE UNITS IN THE STATE OF NJ VERY LOW, LOW AND MODERATE INCOME PROGRAM*

Due to low waiting lists or availability, CJHRC encourage households to apply NOW and get certified to be considered for a unit (takes a minimum of 6 weeks to process documents). Only certified households will be offered a unit or included in a lottery/random selection. PLEASE read all steps for the process on the other side of this flyer. **CJHRC also suggests attaining a FREE pre-purchase housing counseling certificate to be eligible for grants and special mortgage products.** Call CJHRC at 908-446-0036 between 9 and 4:30 Mon-Friday excluding holidays for links and how to register.

- **BERNARDS TOWNSHIP (BASKING RIDGE): The Cedars & Society Hill**

Accepting applications to purchase condominiums in this complex which offers efficiency, 1, 2 and 3 bedrooms' resale units in the low or moderate income categories. **APPLY NOW**

FIRST COME, FIRST SERVE: Efficiency Moderate for \$169,114.64 at The Cedars

Coming Soon: 2-Bedroom Moderate for \$239,969.05 at Society Hill

- **FRANKLIN TOWNSHIP (SOMERSET): Society Hill III, Quailbrook, Beacon Hill, Society Hill VI, Wynnefield and Promenade at Somerset.**

Accepting applications to purchase 2 and 3 bedroom condominiums in the low and moderate income categories. **APPLY NOW**

Available: 2-Bedroom Moderate for \$259,624.48 at Society Hill VI

3-Bedroom Moderate for \$248,876.41 at Society Hill VI

3-Bedroom Moderate for \$260,000.00 at Society Hill III

- **RARITAN TOWNSHIP (Flemington – Hunterdon County):**

The Villages, South Main Village, Stone Gate and Village Commons.

Accepting applications to purchase 1, 2 and 3 bedroom condominiums in the very low, low and moderate income categories. **APPLY NOW**

NOTE: INFORMATION ON THIS DOCUMENT IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED ACCURACY AND/OR APPLICATION OF DATA AND CONTENT.

INFORMATION IS SUBJECT TO CHANGE.

*As of 05/04/2026

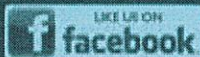
View
purchase
Process



Contact CJHRC for more information and to request an application

☎ (908)446-0036 • ✉ 2cjhrc@gmail.com

www.cjhrc.org



Jennifer Laterra, President

Sharon Clark, Executive Director

DISCLAIMER: These steps are general information and may not cover every scenario. CJHRC is not responsible for individual circumstances.

HOW TO APPLY FOR STATE OF NJ VERY LOW, LOW & MODERATE INCOME AFFORDABLE SALE UNITS WITH CJHRC

1. Call a CJHRC counselor at 908-446-0036. They will gather basic info and send applications by email, mail, or allow pickup.
2. All potential applicants should complete a FREE pre-purchase counseling program; certificates last 12 months, guide applicants in understanding the process, and are required for down payment/closing cost grant eligibility (this is for education and grant purposes only).
3. Complete the affordable housing application(s) with all required documents including pre-approval and attorney form. Check the application checklist: https://cjhrc.org/images/Application_Checklist.pdf
4. Keep the fact sheet and note your application(s) submission date.
5. Mail or drop off application(s) and documents at 92 East Main Street, Suite 407, Somerville, NJ 08876. A drop box is outside the suite; appointments are suggested. CJHRC hours are 9-5 Monday to Friday (call before dropping off) if you want to speak with a CJHRC staff member at time of drop off.
6. Applications are date-stamped, logged into database, and reviewed in the order received. Processing usually takes six weeks.
7. CJHRC will notify applicants of application outcomes by email, phone, or letter. Outcomes include:
 - a. Certification – valid ~180 days, extendable once.
 - b. Missing Information – list of documents needed by a deadline; once received, application is re-reviewed, which usually takes 5-6 additional weeks.
 - c. Denial – due to not meeting program criteria.
 - d. No Longer Interested – if info isn't submitted or certification expires.
8. If certified, households may enter a random selection/lottery if more certified households than affordable units.
9. If selected, you will be notified and will need to schedule and view the unit (usually within 3 days). Bring your certification letter, a check, and attorney form/information.
10. Offers are made at viewing. Buyers may offer up to the maximum. Sellers may counter or decline; if declining, the household declining must email CJHRC with a brief explanation as to why they are not proceeding.
11. If price is agreed, complete two copies of the purchase agreement, sign, and provide a \$1,000 good faith deposit check (usually to seller's attorney trust account). Each party keeps a copy and sends one to their attorney and CJHRC.
12. Once the attorney receives the agreement, a Contract of Sale is drawn and executed. Additional steps will be provided in other instructional documents.

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