



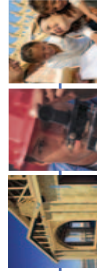
### **Housing Rehabilitation Program**

The Housing Rehabilitation Program is an important safety net for many Lakewood homeowners. Income eligible residents may be assisted with new heating systems, window upgrades, roof replacement, and other health and safety improvements.

Special consideration is given to residents 65 years of age or older or those considered very low-income. Grants up to \$25,000 enable residents to make the repairs that prevent their homes from deteriorating. Contact REHABCO\*, the township's housing rehabilitation consultant at (732) 477-7750 to apply for the program.

\*Local contractors interested in work are also encouraged to register with REHABCO.

Township of Lakewood  
231 Third Street  
Lakewood, NJ  
(732) 364-2500



# Lakewood Affordable Housing Initiative



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## A Message from the Township Committee

Almost every day our office fields phone calls from Lakewood residents seeking assistance with affordable housing. The need is great. As a result, the development of both affordable rental and for-sale housing, as well as, the rehabilitation of existing properties, has been among the Township's highest priorities.

63 acres of municipally owned land have been set aside for the construction of approximately 400 new two, three and four bedroom units. It is the largest project of its kind in the State of New Jersey – and it is happening in our community. We encourage those who are seriously interested in this opportunity to take the steps necessary to prepare financially. It will bring the “American Dream” of homeownership and safe affordable rental to many low and moderate income residents living here.

Vibrant neighborhoods, where everyone can raise their families and where seniors can live safely and independently are what Lakewood is all about.

## About the Affordable Housing Initiative

Over the next two years, three non-profit housing developers – STEPS, NJ Hand, and the Lakewood Affordable Housing Corporation are constructing the new housing. As units are completed, a series of housing lotteries will be held to choose from among qualified applicants.

## How do I know if I am eligible?

Eligibility is based on family size and income. The following chart is a guideline of who may be eligible.

Persons Per Household	Under Eligible	Over Not Eligible
1	\$40,250	\$44,508
2	\$46,000	\$50,867
3	\$51,750	\$57,225
4	\$57,500	\$63,583
5	\$62,100	\$68,670
6	\$66,700	\$73,757
7	\$71,300	\$78,843
8	\$75,900	\$83,930

Homeownership opportunities will also depend on the ability to apply for and obtain a mortgage.

## How can I become a qualified applicant?

The biggest obstacle for many residents may be qualifying for a mortgage because of poor credit history, inadequate income, or the lack of a down payment. To help you the Township has given special funding to the Lakewood Resource and Referral Center and the Puerto Rican Action Board. They are working together to better serve

families in need of affordable housing. While applications are not yet available, contact them today for assistance. Put yourself on the mailing list for updates, upcoming workshops, and important information.

## Working Together

### Lakewood Resource and Referral Center

200 Clifton Avenue  
(732) 942-9292

The Lakewood Resource and Referral Center is a neighborhood social services center. The LRRC provides assistance with information and referral, entitlement screening, advocacy and problem resolution, case management, crisis intervention, translation services, and immigration assistance. The Affordable Housing Coordinator provides, housing counseling, assistance with credit repair and obtaining mortgage financing, educational workshops and training sessions for first time home buyers.

### Puerto Rican Action Board

(732) 886-9395 or (732) 942-9292 Ext. 11

The LRRC is also home to a Fair Housing Officer who is a staff member of the Puerto Rican Action Board. PRAB provides an array of programs and services including housing counseling, domestic violence prevention, after-school homework assistance, job development and placement, legal orientation, client advocacy, translation and interpretation services, support groups and case management.

The Fair Housing Officer works to resolve conflicts between landlords and tenants. He ensures that violations of fair housing practices are reported and corrected.

