



Affordable Housing Opportunities

Units for Purchase

Affordable purchase units are available at the four properties listed below. To apply or learn more, please visit HousingPartnershipNJ.org or contact Housing Partnership at 973-659-9222.

To be eligible to apply for the homes, you will be required to first take a HUD-approved Homebuyer Education workshop. More information about the workshop can be found on the Housing Partnership's website.

- Eden Mill Village
 - Located on Eden Lane in Whippany
 - 66 non-age-restricted units
 - Options include: Efficiencies, 1 bedroom, 2 bedrooms & 3 bedrooms
- Hanover Hills
 - Located on Ridgedale Avenue in Cedar Knolls
 - 39 non-age-restricted units
 - Options include: Efficiencies, 1 bedroom, 2 bedrooms & 3 bedrooms
- OakRidge
 - Located at the corner of Whippany Road and Parsippany Road in Whippany
 - 50 non-age-restricted units
 - Options include: Efficiencies, 1 bedroom, 2 bedrooms & 3 bedrooms
- Sunrise at Hanover
 - Located on Parsippany Road in Whippany
 - 32 non-age-restricted units
 - Options include: Efficiencies, 1 bedroom, 2 bedrooms & 3 bedrooms

For more affordable housing opportunities in New Jersey, please visit the New Jersey Housing Resource Center at NJHRC.gov for an extensive listing of available units.

2021 Maximum Household Income Limits* (Asset Restrictions May Also Apply):

Household Size	Very Low	Low	Moderate
1 Person	\$ 22,599	\$ 37,665	\$ 60,265
2 Person	\$ 25,828	\$ 43,046	\$ 68,874
3 Person	\$ 29,056	\$ 48,427	\$ 77,483
4 Person	\$ 32,285	\$ 53,808	\$ 86,092
5 Person	\$ 34,867	\$ 58,112	\$ 92,980
6 Person	\$ 37,450	\$ 62,417	\$ 99,867
7 Person	\$ 40,033	\$ 66,721	\$ 106,754
8+ Person	\$ 42,616	\$ 71,026	\$ 113,642

The Regional Asset Limit for Morris County is \$206,459

* Income limits are subject to an annual adjustment by the Affordable Housing Professionals of NJ (last revised April 2021)



Affordable Housing Opportunities

Units for Rent

Affordable rental units are available at the five properties listed below. Each location has its own application and maintains its own waitlist. The Township does not have applications for these properties, you must contact each property directly.

- Lester Senior Housing
 - Located off of Route 10 in Whippany
 - 36 age-restricted units
 - Options include: 1 bedroom only
 - To apply or learn more, please call 973-929-2725
- Sterling Parc
 - Located on Elm Place in Cedar Knolls
 - 56 age-restricted units & 8 non-age-restricted units
 - Options include: 1 bedroom, 2 bedrooms & 3 bedrooms
 - To apply or learn more, please call 973-267-4493
- Whippany Village
 - Located on Route 10 West in Whippany
 - 9 non-age-restricted units
 - Options include: 1 bedroom, 2 bedrooms & 3 bedrooms
 - To apply or learn more, please visit AffordableHomesNewJersey.com or call 609-664-2769 extension 5.
- The Willows
 - Located on Justin Court in Cedar Knolls
 - 78 non-age-restricted units
 - Options include: 1 bedroom, 2 bedrooms & 3 bedrooms
 - **This property is administered under NJHMFA regulations and guidelines. Different income limits apply.**
 - To apply or learn more, please call 973-657-8290 or visit LiveWillows.com
- Woodmont Knolls
 - Located on Cedar Knolls Road in Cedar Knolls
 - 14 non-age-restricted units
 - Options include: 2 bedrooms & 3 bedrooms
 - To apply or learn more, please visit AffordableHomesNewJersey.com or call 609-664-2769 extension 5.

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