



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. **The Township does not have applications.**

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 Lane
 - Boxwood Court - Located off Eden Lane in Whippany
 - 66 non-age-restricted units
 - Options include: Efficiencies, 1 bedroom, 2 bedrooms & 3 bedrooms
- Hanover Hills
 - Vista Drive - Located off Ridgedale Avenue in Cedar Knolls
 - 39 non-age-restricted units
 - Options include: Efficiencies, 1 bedroom, 2 bedrooms & 3 bedrooms
- OakRidge
 - Whippanong Way - 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
 - Sunrise Drive - Located off 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.

2022 Maximum Household Income Limits* (Asset Restrictions May Also Apply):

Household Size	Very Low	Low	Moderate
1 Person	\$ 24,190	\$ 40,317	\$ 64,507
2 Person	\$ 27,646	\$ 46,077	\$ 73,723
3 Person	\$ 31,102	\$ 51,836	\$ 82,938
4 Person	\$ 34,558	\$ 57,596	\$ 92,154
5 Person	\$ 37,322	\$ 62,204	\$ 99,526
6 Person	\$ 40,087	\$ 66,811	\$ 106,898
7 Person	\$ 42,851	\$ 71,419	\$ 114,270
8+ Person	\$ 45,616	\$ 76,027	\$ 121,643

The Regional Asset Limit for Morris County is \$220,995

* Income limits are subject to an annual adjustment by the Affordable Housing Professionals of NJ (last revised April 2022)



Affordable Housing Opportunities

Units for Rent

Affordable rental units are available at the five properties listed below. The Township does not have applications for these properties, you must contact them directly to apply or be added to the waitlist.

- Lester Senior Housing
 - 905 Route 10 East, Whippany
 - 36 age-restricted units
 - Options include: 1 bedroom only
 - To apply or learn more, please call 973-929-2725
- Sterling Parc
 - Family Building – 2101 Glen Drive, Cedar Knolls (off Ridgedale Avenue)
 - Senior Building - Located on Elm Place (off Eden Lane) 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
 - 444 Route 10 West, 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
 - 700 Justin Court, Cedar Knolls (off Horse Hill Road)
 - 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
 - 200 Woodmont Drive, Cedar Knolls (Off Cedar Knolls Road)
 - 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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