

NCHA IS ACCEPTING APPLICATIONS

January 27-February 28, 2025

for

Zero-bedroom and One-Bedroom Waitlist

Applications can be:

- **Picked-up Management office during Office Hours 9:00 am -3:00 pm**
- **Have one Mailed**
- **Download from <https://www.neptunecityhousingauthority.org>**

Neptune City Housing Authority is a Section 8 elderly property, which is administered by the U. S. Housing and Urban Development (HUD), **which is designated to attract applicants 62 years of age and older**, regardless of race, color, religion, sexual orientation, national origin, disability, and familial status. The property has both efficiency and one bedroom units. To be eligible for occupancy at this property, there must be a match between the applicant's family size and the unit size available in the property.

Management Agent

This property is managed by Neptune City Housing Authority located at 2000 6th Avenue Neptune City, NJ. For any questions, please call 732-988-2540.

Citizenship/Eligibility Status

To be eligible each member of the family must be a citizen, national or a noncitizen who has eligible immigration status under one of the categories set forth in Section 214 of the Housing and Community Development Act of 1980 (see 42 U.S.C. 1436a(a)).

Federal Privacy Act of 1974/ACT 5 U.S.C 552a

Management, in compliance with the Privacy Act, is fulfilling its fiduciary responsibility by giving notice of the authority to obtain income information on all individuals applying to or currently living in HUD-assisted housing, to determine eligibility and the amount of rent a resident will pay. This is achieved through HUD forms 9887 and 9887-A, *Applicant's/Tenant's Consent to the Release of Information*. Each applicant/resident gives their consent to the release of information by signing these forms, and the individual verification forms that apply to them. It is a requirement to sign these forms at the time of move-in, and annual/initial certifications. The effect on an individual for not signing the forms will be denial or termination of assistance.

Non-Discrimination

It is the policy of this property to comply fully with Title VI of the Civil Rights Act of 1964, Title VIII and Section 3 of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974), Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and any legislation protecting the individual rights of residents, applicants or staff which may subsequently be enacted.

The property will **not** discriminate on the basis of race, color, sex, religion, age, handicap, disability, or national

origin in the leasing, rental, or use or occupancy thereof. In addition, the property will not:

- Deny to any applicant the opportunity to apply for housing, nor deny to any eligible applicant the opportunity to lease housing suitable to its needs;
- Provide housing which is different from that provided others;
- Subject a person to segregation or disparate treatment;
- Restrict a person’s access to any benefit enjoyed by others in connection with the housing program;
- Treat a person differently in determining eligibility or other requirements for admission;
- Deny a person access to the same level of services; or
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the program.

The property shall not automatically deny admission to a particular group or category of otherwise eligible applicants. Each applicant in a particular group or category will be treated on an individual basis in the normal processing routine.

permanently to the Management Office immediately.

FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income	FY 2024 Income Limit Category	Persons in Family	
Monmouth/ Ocean, NJ HUD Metro FMR Area	\$130,600	Very Low (50%) Income Limits	1 \$45,750	2 \$52,250
		Extremely Low Income Limits (\$) *	\$27,450	\$31,400
		Low (80%) Income Limits (4)	\$68,500	\$78,250

Unit Size Occupancy Standards

This property has units designed to serve elderly persons and persons with disabilities. The unit size standards listed below take into consideration not only family type, **but also** family size and what unit sizes are available in the property. It is possible that a family might be eligible for subsidy under HUD’s requirements but would not be eligible under the unit size requirements of this property. If the appropriate unit size is part of the configuration of the property but is not available at the time of application, the applicant will be put on a waiting list.

Two Persons Per One-Bedroom Policy

The property has adopted a bedroom size standard of **two persons per 1 bedroom**. This standard serves to prevent the over-utilization or under-utilization of units that could result in an inefficient use of housing assistance. This standard also ensures that residents are treated fairly and consistently in order to receive adequate housing space. The property will not make social judgments on a family’s sleeping arrangement. Management has adopted the following occupancy standards:

<u>Bedroom</u>	<u>Minimum</u>	<u>Maximum</u>
0	1	1
1	1	2

Change In Family Size After Initial Occupancy

After a family moves into a unit, if the unit becomes underutilized due to a change in family size, management will require the family to move to a unit of appropriate size, if it is available. If the family refuses to move to the correct size unit, the family may stay in the current unit and pay the market rent. Management will not evict the resident for refusing to move but will evict the family if it fails to pay the market rent in accordance with the lease.

