



**MERCER COUNTY
AFFORDABLE RENTAL HOUSING
VETERANS RESIDENCE
2280 Hamilton Ave.
Hamilton, NJ 08619**

MISSION

To provide adequate affordable rental housing for low-income veterans who may be physically challenged.

ELIGIBILITY CRITERIA

- Veterans **must be low-income** according to the HUD income determination for Mercer County. One (1) person annual income cannot exceed \$29,900. Two (2) person annual income cannot exceed \$34,150.
- To qualify as a veteran, an individual must have completed at least 90 days of active duty in the Armed Forces (except training) and have obtained a discharge other than dishonorable. Veterans who were discharged before 90 days due to service related disability are also eligible. **Veterans must provide DD214 documentation to be considered.**
- Each veteran will be required to provide **two (2) letters of recommendation**. Professionals such as a representative from a veteran's organization, social worker, landlord, case manager, etc. must prepare letters.
- Each veteran will be required to complete a **Self-Sufficiency Questionnaire** prior to admission into the residence. The veteran may receive assistance in completing the questionnaire by calling the County Veteran Services office.
- A site visit to the applicant's current residence may be mandatory.
- Veterans must submit **proof of income** that pertains to the household (ex. Social Security, SSI, SSD/Pension, Income Tax Return, Pay Stubs, Savings/Checking Statement). Additional income information may be requested.
- Each applicant will be screened to determine the ability to live independently, as well as the ability to live in a group setting.

RESIDENCY REQUIREMENTS

- Fair market rent cannot exceed \$739 for the single room occupancy units and \$800 per month for the (1) bedroom apartment unit.
- Residents shall pay 30% of their gross monthly income for rent and utilities.
- One (1) person shall be assigned to each bedroom. Two (2) people may be assigned to the 1BR apartment.
- Each resident shall execute a comprehensive rental lease agreement with Mercer County Home Investment Partnership Program.
- The lease agreement shall be for a maximum period of one (1) year.
- Each resident must follow house rules as defined by management.
- Each resident will be required to meet bi-monthly or as deemed necessary by the Veterans Residence Screening Committee for the purpose of reviewing the progress in achieving self-sufficiency and obtaining permanent housing at the conclusion of the lease agreement. Each resident will be required to execute an agreement reflecting this obligation.

ADMINISTRATION

- The County will adopt affirmative marketing procedures and requirements for HOME assisted units. The County will provide information to attract eligible persons regardless of race, creed, color, sex, ethnic origin, age or mental or physical handicap. This will entail community outreach to various veteran organizations, as well as housing service-oriented agencies.
- Planning, development and daily administration of the Mercer County Veterans Residence is the responsibility of the Mercer County Office of Housing and Community Development.
- The residence will house the County's Veteran Services office.

FEATURES

4,500 sq. ft. fully furnished group residence for veterans.

Residence contains four (4) single room units, and a 1BR apartment, each with private bath.

Common areas include kitchen, dining, living room, and laundry facility.

Screened in patio, as well as an outdoor patio.

Private parking area.

AVAILABLE SERVICES

Meals may be available at the County Geriatric Center.

Transportation for people with disabilities and seniors may be provided by the County TRADE services at (609) 530-1971.

NJ Transit Bus line access from Hamilton Avenue.

Access to programs and services offered by the County Geriatric Center, and the County Human Services Department.

Employment & training can be coordinated through the County Veteran Services Office and with the Mercer County One-Stop Center.

Other available services provided by the County Veteran Services Office at (609) 989-6120.

Case Management Services.

Legal Services.

Consumer Credit Counseling.