

**THE HOUSING AUTHORITY OF THE TOWNSHIP OF BERKELEY
IS ACCEPTING 50 Preliminary APPLICATIONS FOR OUR
PROJECT BASED HOUSING PROGRAM**

Applications can only be completed ONLINE.

We do not hand out or mail applications.

ONLINE IS THE ONLY WAY TO RECEIVE THE APPLICATION.

You can complete an application online beginning January 24, 2023.
Access to applications will close after the Authority receives 50 qualified
applicants.

Go to – **berkeleytwphousing.org** to complete the application and for more
information.

This application is preliminary until you are accepted by the Housing Authority.
Applicants must pass criminal, credit and landlord check as part of the
application process.

Applicants must be at or below the following income limits:

1 person - \$34,800	2 people - \$39,750
3 people - \$44,700	4 people - \$49,650
5 people - \$53,650	6 people - \$57,600

The Housing Authority does not guarantee the size of the unit.
Apartment size is based on availability not the applicant's preference
order.

Occupancy standards will apply. The following preferences will apply:

- 1 – A Veteran or a spouse of a deceased veteran
- 2 – Involuntary Displacement from a Natural Disaster
- 3 – Permanently Disabled
- 4 - Victim of Domestic Violence
- 5 - Living or Working in Berkeley Township

Preferences will be verified.

The detailed definition of the preferences is
listed on the web site.

The program will be administered without regard to race, ethnicity, religion, sex,
or national origin or disability.

Rent is subsidized by the Federal Government (HUD)

TTY/TDD 1(800) 454-1833 EXT. 768

Disclosure Statement:

New Jersey's Fair Chance in Housing Act, N.J.S.A. 46:8-52 to 64 (FCHA), limits a housing provider's ability to consider a person's criminal history in deciding whether to extend an offer or whether to rent a home after extending an offer.

Before making a conditional offer of housing, Housing Authority of the Township of Berkeley (BTHA) may consider only whether an applicant has a conviction for the manufacture or production of methamphetamine on the premises of federally assisted housing, or whether an applicant has a lifetime registration requirement under a State sex offender registration program. BTHA will not consider, or request from an applicant or any other person or entity, any other information about an applicant's criminal history as part of the application process until and unless a conditional offer of housing has been made.

After extending a conditional offer of housing, BTHA intends to review and consider an applicant's criminal record in determining whether to rent a home, in accordance with the FCHA and its accompanying rules.

BTHA will not, either before or after the issuance of a conditional offer, evaluate or consider any of the following criminal records:

- (1) arrests or charges that have not resulted in a criminal conviction.
- (2) expunged convictions.
- (3) convictions erased through executive pardon.
- (4) vacated and otherwise legally nullified convictions.
- (5) juvenile adjudications of delinquency; and
- (6) records that have been sealed.

BTHA may consider, after the issuance of a conditional offer, a criminal record that:

- Resulted in a conviction for murder, aggravated sexual assault, kidnapping, arson, human trafficking, sexual assault, endangering the welfare of a child in violation of N.J.S.2C:24-4(b)(3);
- Resulted in a conviction for any crime that requires lifetime state sex offender registration;
- Is for any 1st degree indictable offense, or release from prison for that offense, within the past 6 years;
- Is for any 2nd or 3rd degree indictable offense, or release from prison for that offense, within the past 4 years; or
- Is for any 4th degree indictable offense, or release from prison for that offense, within the past 1 year.

For more information about how these rules apply, please refer to the resources at <https://www.njoag.gov/about/divisions-and-offices/division-on-civil-rights-home/fcha/>.



BTHA may withdraw a conditional offer based on your criminal record only if BTHA determines, by a preponderance of the evidence, that the withdrawal is necessary to fulfill a substantial, legitimate, and nondiscriminatory interest.

If BTHA utilizes any vendor or outside person/entity to conduct a criminal record check on their behalf, BTHA will take reasonable steps to ensure that the vendor or outside person/entity conducts the criminal record check consistent with the requirements of the FCHA and rules. Specifically, if BTHA receives a criminal history inquiry conducted by a vendor or outside person or entity that is conducted in violation of the FCHA in that it reveals a record that is not permitted to be considered under the FCHA, BTHA must show that it did not rely on that information in making a determination about your tenancy.

If you are subjected to the withdrawal of a conditional offer of housing due to criminal history, you have the right to request and receive the materials relied upon by BTHA in making this determination.

You have the right to dispute, within ten (10) days of receiving this statement, the relevance and accuracy of any criminal record, and to offer evidence of any mitigating facts or circumstances, including but not limited to your rehabilitation and good conduct since the criminal offense. You may also provide evidence demonstrating inaccuracies within aspects of your criminal record which may be considered under the FCHA, or evidence of rehabilitation or other mitigating factors to BTHA at any time, including after the ten days.

Any action taken by BTHA in violation of the process laid out in this statement may constitute a violation of the FCHA. **If you believe that any owner, agent, employee, or designee of BTHA has violated any of the above requirements, you may contact the New Jersey Division on Civil Rights at www.NJCivilRights.gov 1-866-405-3050).** A complaint must be filed with DCR within 180 days of the allegedly discriminatory conduct. You cannot be subjected to retaliation for filing a complaint or for attempting to exercise your rights under the FCHA.

DCR has several fair housing fact sheets available at <https://www.nj.gov/oag/dcr/housing.html>, or available for pickup in any of DCR's four (4) regional offices.

31 Clinton Street, 3rd Floor
Newark, NJ 07102

1601 Atlantic Avenue, 6th Fl.
Atlantic City, NJ 08401

5 Executive Campus
Suite 107, Bldg. 5
Cherry Hill, NJ 08002

140 East Front Street, 6th Floor
Trenton, NJ 08625

Housing Provider Signature

Date

Prospective Tenant Signature

Date

Veterans Preference - A Veterans preference is defined as a "United States Armed Forces Veteran" discharged or released from active duty in the armed forces under honorable conditions are eligible for the veteran's preference. This means you must have been discharged under an honorable or general discharge. The surviving spouse of a United States Armed Forces veteran who died outside of service is entitled to the same preference as the United States armed forces veteran, up until they remarry.

Disabled Preference- is defined by documentation from the social security administration that a member of the household is a disabled person who is receiving social security disability or supplemental security income benefits.

Domestic Violence Preference - defined as currently living in a unit in which a member of the house engages in such violence that the actual or threatening violence must be of a continuing nature and have occurred within the past 120 days or the applicant has been displaced because of domestic violence and is not currently residing in standard, permanent replacement housing to avoid the threat of continued abuse or the applicant is a victim of dating violence, sexual assault, stalking or human trafficking.

Local Residency Preference- local and residency preference is defined as a preference for admission of families that live or work in Berkeley Township.

Homeless and Homeless from Natural disasters- Homeless is defined as an individual and families who are experiencing homelessness, at no fault of their own, or risk of fleeing or attempting to flee from any domestic abuse or have a housing instability and receiving rental assistance to assist and to prevent the family high risk of homelessness. Natural disasters will include all types of severe weather, inhabitable living conditions which have the potential to pose a significant threat to human health and safety. Property of critical infrastructure due to a Natural Disaster that occurs both seasonally and without warning, to periods of insecurity, disruption, and economic loss. Disasters and/or any combination of tornadoes, hurricanes, fires, floods, and earthquakes.